

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08967
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 The Tynings, Corsham, Wilts, SN13 9DE
DEVELOPMENT DESCRIPTION:	Single storey extension to front, side and rear of house
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey extension to the front, side and rear of the property. The application is submitted using householder application forms. During the life of the application, revised plans were received to take into account a sewer which required consideration when designing the proposal.



The proposed ground floor extension is located to the side (north) elevation and seeks to retain the existing garage but bring forward the built line of the principal elevation to enlarge the garage floorspace and also create an entrance porch to the property. The extension would also enable an enlarged kitchen and family area with a utility room and ground floor shower room with WC to the rear of the property, with the proposed built form extending beyond the current rear wall. The proposed build includes a hipped roof to the principal elevation, with the roof form including integrated rooflights to the side (north) elevation whilst the rear section of the extension features a pitched roof.

The extension measures approximately 3.2m in width (increasing to around 5.5m when including the front porch) which is approx. 0.5m wider than the current arrangement. The extension is proposed to reach a height of approx 3.8m, reducing to 2.8m at the eaves. Whilst the overall side elevation of the dwelling will extend to approximately 14.7m, the extension will measure approx. 6m beyond the existing rear built line. It is proposed to utilise matching materials in the form of reconstructed stone, upvc windows and doors and concrete roof tiles, and with the inclusion of the hipped roof to the front and pitched roof to rear, this enables the extension to remain subservient to the host dwelling.

Regarding fenestration, the principal elevation will remain unchanged. On the north (side) elevation, existing ground floor windows will be removed and replaced with rooflights to the sloping roof, resulting in a reduction in openings. The rear elevation will see the removal of three ground floor windows, however the extension introduces a single window and a rear door to the rear elevation. Additionally, the south (side) elevation will incorporate double doors with full-height sidelights.

SITE DESCRIPTION/CONTEXT

The property known as 19 The Tynings is a detached two storey dwelling house, located within an established residential area in Corsham. The property is constructed from rockface reconstructed stone, with concrete tiles to the roof and UPVC windows and doors. The property also benefits from an integrated front garage to the side of the dwelling, which has a stepping-stone type design feature to the facing stonework above it – a design akin to this locality. The surrounding area is characterised by predominantly detached dwellings of reconstituted stone construction with open frontages, displaying further examples of similar ground floor extensions such as that subject to this application.



The application site is subject to the following planning policy constraints:

- Corsham Conservation Area
- Countryside Character Area – Cotswolds

- Bath and BOA Bat SAC
- Public footpath CORM84 runs across the rear boundary of the application site

RELEVANT PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Corsham Neighbourhood Plan:

- Policy CNP ED1: Corsham Design Guide and Batscape Strategy
- Policy CNP E1: Development to Protect and Enrich the Bath & BOA Bat SAC
- Policy CNP HE1: Good quality design
- Policy CNP HE2: Innovatively designed proposals

Corsham Batscape Strategy

Corsham Design Guide

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

ISSUES

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

- Parking and Access
- Bath and BOA Bat SAC

CONSULTATION RESPONSES

Corsham Town Council: No objection:

Council Highway Engineer: No objection:

I refer to the above planning application dated 18/11/2025 seeking permission for the proposed single storey extension to front, side and rear of house.

The site is located with existing access onto The Tynings, an unclassified section of public highway subject to a speed limit of 30mph. There does not appear to be proposals to alter the public highway through the proposed development.

The proposal is to provide additional living space at ground floor level and would result in no increase to bedroom accommodation or loss in parking provision for the site. Therefore, it is considered that no objection be raised with regard to highways

Council Rights of Way Officer: No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter. no representations 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 and Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

WCS 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. WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Policy CNP HE1 of the Corsham Neighbourhood Plan requires all new development within the Corsham Neighbourhood Plan Area to demonstrate good quality design by responding to and integrating with local surroundings and landscape context as well as the existing built environment. Policy CNP HE2 states innovatively designed proposals, which add to the vitality of Corsham, will be supported if scale, materials, colours and proportion respect the prevailing historic context. Policies CNP ED1 state the developments should take into account the Corsham Design Guide.

The Corsham Design Guide sets out the overall vision for sustainable future development, with the aspiration for it to compliment, improve and be sensitive to the existing built heritage and character and to protect and enhance the environmental assets within the Corsham Neighbourhood Plan 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. Section 12 of the NPPF expects a good standard of design, whilst Section 16 sets out national policy for protecting heritage assets.

It is noted that within the immediate vicinity, there are comparable ground floor extensions akin to this proposal. Therefore, on balance, Officers consider the proposed development to be acceptable. Although the overall length of the extension is relatively substantial at approximately 14.7m, when considering the existing arrangement, the cumulative impact equates to a rear projection of around 6m beyond the existing rear elevation, which is considered proportionate in the context of the site. The extension is a ground floor addition, and by reason of its scale, design, height and materials used, constitute a sympathetic addition to the property that is in-keeping with both the host dwelling, the surrounding area and the character of the Corsham Conservation Area. The extension is proposed to be built to a modest height and remains subservient to the main dwelling, enabling a harmonious addition to the property that does not result in unacceptable impact on visual amenity and helps preserve the character and appearance of the buildings and surrounding area within in the Conservation Area and no harm caused to its significance as a heritage asset.

Therefore, it is considered that the proposal complies with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, WCS Core Policy 57 and 58, as well as policies ED1, HE1 and HE2 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and Sections 12 and 16 of 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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The neighbouring properties in proximity to the host dwelling are 17 and 21 The Tynings, to the North and South of the site respectively. The proposed extension will be along the boundary with number 17, where it is noted that the neighbouring property itself already benefits from a ground floor rear extension whilst there is no existing fenestration to the entire side elevation. The existing side elevation of the host dwelling has an approximate distance of 1.5m from the boundary with number 17, which is due to be reduced to 1m owing to the width of the proposed extension. However the extension is a ground floor structure, with the fenestration to the side elevation being in the form solely of rooflights integrated into the sloping roof.

Vantage points to the extension will also be possible from the other neighbouring property at number 21. Whilst the extension is positioned on the other side of the host dwelling, the section of the extension protruding from the rear end wall will be visible. However Officers consider that the distance between the neighbouring properties is sufficient to mitigate against any unacceptable impact to their residential amenity.

The proposed extension to the front of the property (to create the porch and enlarged garage space) will be visible to the properties fronting the host dwelling. However it is not proposed to include any additional fenestration to the front elevation which may impact their residential amenity.

Given the height, mass and scale of the design, the positioning of the doors and windows to the building and the distance of the host dwelling boundary to these properties, it is considered that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, overshadowing or overbearing effects. Whilst additional fenestration is proposed in the built form of the proposed building, Officers are also satisfied that this would not give rise to any unacceptable levels of overlooking, given the positioning of the proposed extension. Therefore, the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Parking and Access

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 61 seeks to ensure compliance with parking standards set out in the Local Transport Plan. The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals

do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed extension is to provide additional ground floor living space and will not result in an increase to the number of bedrooms at the property. The frontage of the property has sufficient parking for a number of vehicles, whilst there are no proposed alterations to the existing access arrangements. Wiltshire Council Highways Officers do not object to this proposal, and therefore it is deemed to comply with CP57 and CP61 of the Wiltshire Core Strategy and the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, as the proposed development would not result in any adverse impact on high safety and the access arrangements are acceptable.

A public footpath (CORM84) runs across the rear boundary of the application site, but the development will have no impact upon its use.

Bath and BOA Bat SAC

The wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. Although the application site sits outside the formal boundary of the SAC/SSSI, it is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary, including the entire Corsham Neighbourhood Plan area. This Batscape Strategy sets out to influence and enhance the sustainable development of Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

The application site is outside of the formal designations, but it is located within the buffer zone which is known to be used by foraging bats. However, upon visiting the site, the condition of the property, as well as the roof and roof tiles was noted so as to ascertain whether there would be a likelihood of the presence of bats. Since the current condition is good, with no apparent damage or means of entry for bats to create a habitat within the roofspace of the property, Officers were satisfied that the proposal would not have any negative impact on the SAC, and will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, policies E1 and ED1 of the Corsham Neighbourhood Plan, the Corsham Batscape Strategy and relevant legislative duties.

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

On balance, Officers consider that the proposed extension will not result in unacceptable harm towards visual amenity. Whilst it is acknowledged that the proposed extension is large, it is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a complimentary and subservient addition to the host dwelling. Whilst the appearance of the dwelling will alter as a result of the works, it is not considered to result in unacceptable impact to the streetscene as the proposal is in-keeping and sympathetic to the prevailing character within the locality and the Corsham Conservation Area. In addition, Officers consider that the distances to the boundaries of the neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects with no proposed alterations to the access and parking arrangements proposed.

Overall, the application complies with CP50, CP57 and CP58 of the adopted Wiltshire Core Strategy, policies ED1, E1, HE1 and HE2 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, the Corsham Batscape Strategy and Sections 12 and 16 of the NPPF.

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

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:

2656/2A – Proposed Ground Floor Plan received 18.11.25

2656/3A – Existing and Proposed Elevations received 18.11.25

Location and Block Plan received 18.11.25

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