

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08790
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hillview, Chapel Lane, Box, Corsham, SN13 8NU
DEVELOPMENT DESCRIPTION:	Rear extension, flat roofed, 4m out from rear wall of house
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission for a rear extension to Hill View, creating a garden room at lower ground floor and a kitchen-dining room extension at ground floor. The dwelling is set on a slope, with the ground at the rear being lower than at the front. The extension will span approximately 6.4m across and project 4m from the rear elevation of the dwelling. The proposal extends 600mm beyond the north (side) elevation of the house, meaning a portion of the flat roof would be visible from the street and from the Conservation Area.

Access from the kitchen/dining extension to the garden would be provided by an external staircase. The garden room would have full-height double doors leading directly to the garden. The external stair, approximately 1m wide, would feature a roof overhang of a similar width, offering some shelter from the elements. The extension is located 800mm from the boundary with the adjoining dwelling, "Hillside" to the south.

Proposed materials include rendered walls up to the DPC level, with reconstructed stone above. The roof would be a flat EPDM roof with three flat lantern rooflights.

Extracts of the submitted existing and proposed rear elevations are shown below:

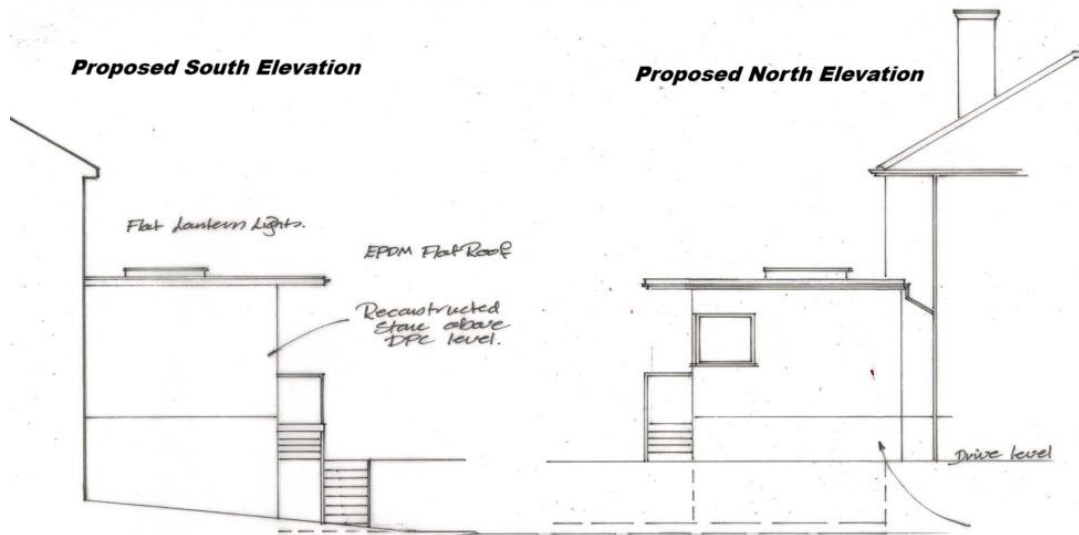


Above: Existing rear elevation

Above: Proposed rear elevation

The existing conservatory, which is accessible only from the garden via doors on the north elevation, would be removed as part of the proposal. This conservatory measures approximately 3.5m across and projects 2.6m from the rear elevation. An external staircase adjacent to the boundary with Hillside would also be removed to facilitate the new development.

Extracts of the submitted proposed north and south elevations are shown below:



The fenestration would include one window on the north elevation, with the south elevation remaining blank. Full-height doors and windows would be provided on the east elevation at both ground and lower ground floor levels, serving the kitchen/dining room and garden room respectively.

Additionally, the existing garage, set approximately 12m into the site and of no particular architectural merit, would be removed.

Following the original submission, revised plans by the applicant, which moved the extension 800mm from the southern boundary (received and uploaded to the council website on 19th November). The application has been determined on the basis of those revised plans.

SITE DESCRIPTION/CONTEXT

The site is "Hill View", a two storey semi-detached dwelling located on the east side of Chapel Lane in Box. The attached dwelling in the pair is named "Hillside" and lies to the south of Hill View. The photograph below shows the application site with "Hillside" to the right.



The following aerial photograph from a recent sales listing (rightmove) shows the application site (indicated with a red arrow) and the relationship with the attached dwelling to the south, "Hillside". The garage to be removed can also be seen:



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

- Box Conservation Area
- Cotswolds National Landscape
- Bath and Bradford on Avon Bat Special Area of Conservation
- Green Belt

The application site (marked with red pin) is not a listed building, but the plan below shows that the Grade II listed building "Byway" is approximately 19m to the north.



PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic 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

Box Parish Council: Objection:

“Box PC objects on grounds of oversized development, inhibiting neighbour and the build could be adjusted in the rear garden. See neighbour's comment, Mr Farmer, which Box PC supports fully.”

Council Archaeologist: No objection:

The Council's archaeologist was consulted as the site is within the original post medieval settlement. They advise they have no comment to make in respect of this application.

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notice. Two (2) representations were received; one in objection and one in support.

The following objection has been received from the attached dwelling, Hillside:

“The proposed development will significantly overshadow my property at Hillside, Chapel Lane, Box (the semi-detached house to the south of the proposed extension). This will reduce the natural light entering both my ground floor dining room and the back garden.

Contrary to the outline in the planning request, the design is not single-story; it is a two-story structure with an overall height of 5.5m above the current ground level.

Moreover, the proposed building breaches the 45-degree line, measured from the center of my nearest habitable room (the ground floor dining room) to the corner of the proposed structure.

The documentation states the extension will be 4m from the rear of the existing house. However, both the flat roof and the rear access stairway extend a further meter, making the total distance from the existing rear wall 5m. Given that this is only 800mm from my property boundary it will overshadow my garden and downstairs rooms.

I object to this development due to the overshadowing effect of the 5.5m-high structure, which will have a significant impact on my property. I respectfully request that a Daylight and Sunlight Assessment be carried out to properly assess and protect me against substantial daylight loss.”

The following representation in support was received from a neighbouring dwelling to the east, Lower Byway:

“We have seen the recent plans and are not concerned by this development which seems reasonably in scale with the built environment around us and does not have an adverse visual impact.”

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.

Green Belt

The application site is wholly contained within the Green Belt. There is no Wiltshire Core Strategy policy covering the application site on the matter of Green Belt. As such, the policies contained in section 13 of the NPPF and the guidance within the PPG are the relevant material considerations relating to green belt that need to be taken into account in the plan area.

The Government attaches great importance to Green Belts and new development within it is highly restricted by national planning policy. NPPF paragraph 143 states that Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

NPPF para 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para 154 lists the exceptions where development in the Green Belt could be appropriate, and this list includes:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

In this instance, the proposal involves a rear extension to a dwelling which has no planning history of extensions, although there is a modest porch on the north elevation as well as the conservatory on the east elevation which is proposed to be removed. Accordingly, and with the exception of the aforementioned, modest porch, there is no reason to believe that the dwelling as it exists on the ground constitutes the "original building" for assessing proportionality against paragraph 154(c) to the NPPF.

Whilst acknowledging that the development would increase the footprint and volume of the building, taking into account the existing porch and the removal of the conservatory, the overall increase would not be disproportionate in relation to the original building. As such, the proposal is not considered to constitute inappropriate development in the Green Belt, and no objection is raised in principle under Green Belt policy.

Design and Impact upon the upon the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy requires new development to achieve high design quality that reflects local context, character, and distinctiveness. Appendix D of the Wiltshire Design Guide advises that, where a flat roof is appropriate on a single-storey extension, it should relate to original horizontal elements such as canopies, string courses, or material transitions (e.g., brick to render or tile hanging).

The proposed rear extension introduces an external staircase, a flat roof with rooflights, and a 4-metre projection, extending 600mm beyond the north elevation. These elements are not characteristic of the existing dwelling and result in a design that appears awkward, poorly integrated, and out of keeping with the established form and proportions of Hill View.

The arrangement and proportions of the proposed openings fail to respond to the existing building's established fenestration. The existing rear elevation features vertically emphasised windows of broadly consistent proportion, including the patio doors serving the lounge. In contrast, the extension introduces horizontal windows and full-height glazed doors that bear no visual relationship to the original openings. This lack of alignment creates a discordant appearance and undermines the architectural coherence of the property.

Although the extension would be largely screened from rear views, it would remain partially visible from public vantage points within the Box Conservation Area and along Chapel Lane (see photograph taken from Chapel Lane, below).



During the site visit, a small flat-roofed porch was noted on the north side of the house. This porch is not shown on any submitted plans or elevations, and no information has been provided regarding its retention or removal. As such, the impact of the rear extension in relation to the side elevation and overall appearance of the dwelling cannot be fully assessed at this stage.

While acknowledging the presence of this modest porch, the larger flat-roofed extension and extended projection would increase the perceived bulk of the development, making it a conspicuous and intrusive addition. No front elevations of the existing or proposed dwelling have been provided, so it is unclear whether the porch—if retained—would screen the extension from the street.

The flat roof design, combined with the external staircase, reinforces the impression of a poorly integrated extension. In terms of siting, form, and detailing, the proposal fails to respect the architectural character of Hill View or respond positively to its local context. This conclusion reflects the comments of the Parish Council.

For these reasons, the proposal is considered unacceptable in design terms. It would harm the character and quality of the host dwelling, its immediate setting, and the wider streetscape, contrary to Core Policy 57 of the Wiltshire Core Strategy.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires that new development does not have an unacceptable impact on the amenity of neighbouring properties, with particular regard to loss of light, overshadowing, overbearing impacts, and loss of privacy. The National Planning Policy Framework (NPPF) also emphasises the importance of safeguarding the living conditions of existing residents.

With regard to the dwelling to the north, Derry Cottage, this dwelling is separated from the application site by an access track to Lower Byway. This track has a dense laurel hedge screening Derry Cottage from the application site, and as such it is not considered that the window proposed on the north elevation of the extension would lead to an unacceptable loss of privacy.



Above: Access to Lower Byway, with laurel hedge to the boundary of Hill View

The proposed extension is located immediately adjacent to the attached dwelling, Hillside, to the south. The extension projects approximately 4 metres from the rear elevation of the host dwelling, with an overall structure reaching a height of around 5.5 metres above current ground level at the rear. The proposed external stair and roof overhang further increase the massing close to the boundary, with a separation of only 800mm from the neighbouring property.

Given the proximity, scale, and massing of the proposed extension, it is considered that it would have an overbearing effect on the neighbouring property, particularly impacting the small rear garden and areas to the rear of the ground floor habitable rooms. While the slope of the site and orientation to the south somewhat mitigates potential daylight loss and overshadowing, the combination of the height, projection, and proximity would result in an unacceptably oppressive relationship with Hillside. This conclusion largely reflects similar concerns of the occupier of Hillside.

The proposed development would therefore conflict with Core Policy 57 in relation to safeguarding residential amenity.

Heritage

The application site lies within the Box Conservation Area, and the Grade II listed building “Byway” is located approximately 19 metres to the north of the site.

In assessing the impact of the proposal on the historic environment, the key statutory tests are outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act requires special regard to be given to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest they possess. Section 72(1) of the Act requires special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy, ‘Ensuring the conservation of the historic environment’, mandates that designated and non-designated heritage assets and their settings be conserved and, where possible, enhanced in a manner appropriate to their significance.

The National Planning Policy Framework (NPPF), particularly Chapter 16, 'Conserving and enhancing the historic environment', requires that planning decisions give great weight to conserving the significance of heritage assets, including Conservation Areas and listed buildings.

The proposed rear extension would be largely screened from public view by the existing dwelling and neighbouring properties, including the intervening structure of the attached property, "Hillside". While the extension would be partially visible from the street and the public areas of the Conservation Area, its flat roof design and relatively modest scale mean that it would not be prominently visible and would not *significantly* impact the wider character of the Conservation Area.

Regarding the Grade II listed building "Byway", the proposed development would be obscured from view by intervening buildings and boundary treatments. It is therefore considered that the proposal would not have an adverse effect on the setting of this listed building, as the intervening structures sufficiently mitigate any visual impact.

In conclusion, the proposal would preserve the character and appearance of the Conservation Area and would not harm the setting of the nearby listed building, in line with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58, and the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity, ensuring development avoids harm to protected species and habitats. The site is located within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC), and as such, there is a need to consider any potential impacts on protected species.

The proposal involves the replacement of an existing conservatory with an extension, and it does not involve the removal of significant vegetation or structures with bat roosting potential. As the development is modest in scale and does not impact known bat habitats, it is unlikely to cause adverse effects on the SAC or protected species.

As the proposed relates to a single dwelling and garage and does not involve works to the roof of the dwelling it does not meet the criteria for requiring a full ecological survey or mitigation under Wiltshire's guidance for developments in SACs. As such no further ecological assessments are necessary at this stage, and it is considered that the development would not have a significant adverse impact on the SAC or any protected species, in line with Core Policy 50 and the relevant provisions of the National Planning Policy Framework.

National Landscape

The site lies within the Cotswolds National Landscape. Core Policy 51 of the Wiltshire Core Strategy requires that all development protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), at Paragraph 189, states that “great weight” should be given to conserving and enhancing the landscape and scenic beauty of National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Under Section 245 of the Levelling Up and Regeneration Act 2023, the Council is now required to ‘seek to further’ the purposes of National Landscapes in decision-making, strengthening the duty under Section 85 of the Countryside and Rights of Way Act 2000.

The application site lies within the built-up area of Box, where residential development forms part of the established character of the village. As such, the principle of domestic development within this location is not incompatible with the objectives of the Cotswolds National Landscape.

However, development in such a sensitive area must be carefully designed to ensure it does not detract from the landscape’s character, appearance, or special qualities.

The proposed rear extension, while largely screened from public viewpoints along Chapel Lane, would introduce a bulky two-storey form with a flat roof, an external staircase, and a roof overhang. Despite being somewhat shielded from more distant public views, the extension would still be partially visible from public areas within the Conservation Area and along Chapel Lane, introducing an urbanising element that contrasts with the more modest and organic pattern of development typical of the area.

Given the proposed extension’s scale, massing, and poor integration with the existing building, the development is not considered to conserve or enhance the special qualities of the Cotswolds National Landscape. Instead, it would result in an overly dominant and incongruous form of development that does not respond appropriately to its sensitive landscape context, contrary to the requirements of Core Policy 51 and national legislation.

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 proposal for a rear extension to Hill View, Box, would result in a development that, while not inappropriate in Green Belt terms, raises significant concerns in relation to design quality, neighbour amenity, and its impact on the wider setting.

The design of the proposed extension, particularly the external staircase, flat roof with rooflights, and the projection beyond the north elevation, is considered to be poorly integrated with the host dwelling. Its form and massing do not respect the established character of Hill View or the local context, and although it would be partially screened from public view, its visibility from the Conservation Area and along Chapel Lane increases its visual impact. The design is considered

to cause harm to the character and quality of the host dwelling and its immediate setting, as well as the broader streetscape, contrary to Core Policy 57 of the Wiltshire Core Strategy.

The proposal would also have an adverse impact on the amenity of the neighbouring dwelling, Hillside, due to its proximity and the massing of the proposed extension. Despite some mitigation offered by the orientation of the site, the extension would result in an overbearing impact on the neighbouring garden and rear ground-floor habitable rooms. This conflicts with the provisions of Core Policy 57, which seeks to protect the amenity of neighbouring properties.

In terms of heritage impact, while the extension would not harm the setting of the nearby Grade II listed building “Byway” and would preserve the character and appearance of the Box Conservation Area.

The extension does not have an adverse impact on the Bath and Bradford on Avon Bat Special Area of Conservation (SAC) or protected species, in line with Core Policy 50 and national policy, and no further ecological assessments are required.

The proposed rear extension, while not excessively large, incorporates a flat roof, an external staircase, and an awkward projection beyond the side elevation, all of which are not characteristic of the existing dwelling. These elements result in a design that is out of keeping with the modest and organic character typical of the area within the Cotswolds National Landscape. While the extension would be partially screened from distant public views, its bulky form and urbanising features would still be visible from within the Conservation Area and along Chapel Lane. This design would fail to respect the distinctive character of the National Landscape and would be incongruous with the surrounding built environment. Consequently, it is considered that the development would not conserve or enhance the landscape’s special qualities, as required by Core Policy 51 and national legislation.

For these reasons, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED for the following reasons:

1. By reason of its scale, height, form, and inclusion of features such as an external staircase and flat roof, the proposal will result in a poorly integrated and visually awkward addition to the existing building. The extension would be partly visible from public areas within the locality and along Chapel Lane, introducing an urbanising element that is at odds with the modest and organic pattern of development in the area. The proposal would also fail to conserve or enhance the special qualities of the Cotswolds National Landscape. Accordingly, the development is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy (2015), Appendix D of the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and protects designated landscapes.
2. The proposed development would have a significant overbearing impact on the attached neighbouring property, Hillside, adversely affecting the enjoyment of its rear garden and

habitable rooms. As such, the proposal is contrary to Core Policy 57(vii) of the Wiltshire Core Strategy (2015) and paragraph 135 of the National Planning Policy Framework, which seek to ensure a high standard of amenity for existing and future users.

Informative:

For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

- Location Plan received 19th November 2025
- Block Plan received 19th November 2025
- Proposed Plans and Elevations received 19th November 2025