

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09096
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3a Providence Lane, Corsham, SN13 9DJ
DEVELOPMENT DESCRIPTION:	Garage conversion with accessibility link. External insulation of the main house and rendering of both the garage and main house.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to convert the existing garage into office space and cycle storage, to provide a link between the garage and bungalow and to update the existing bungalow by insulating and rendering it. The description of development in the submitted application form also includes the replacement of the existing windows and the provision of solar panels to the flat roof of the garage. The design and access statement (DAS) advises that the existing bungalow is a 1980's un-insulated block work building, and the insulation and replacement windows are both intended to increase the thermal performance of the building.

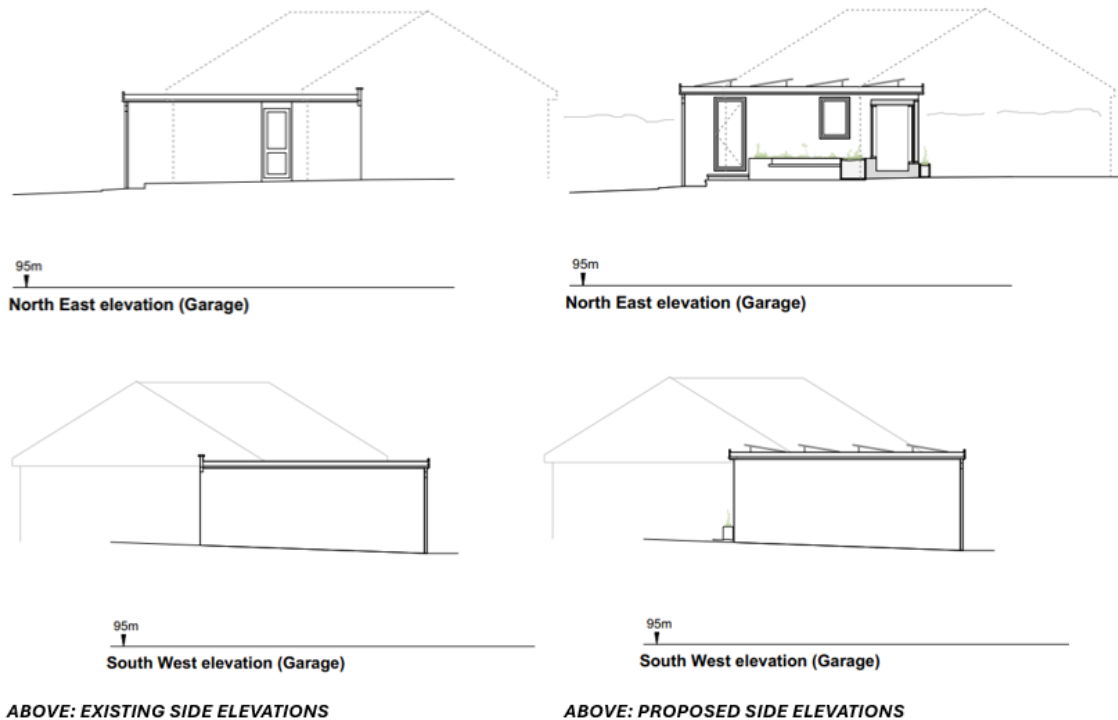
The DAS also states that the garage is unused, being too small for a contemporary car. This too will be insulated and rendered. To provide sufficient headroom in the converted garage the flat roof will need to be raised by 215mm. A new glazed link will connect the garage to the house, providing covered, flush access between the dining room and office. The link is set back from the principal elevation, with timber louvres and planting.

Extracts of the existing and proposed elevations are provided below: -



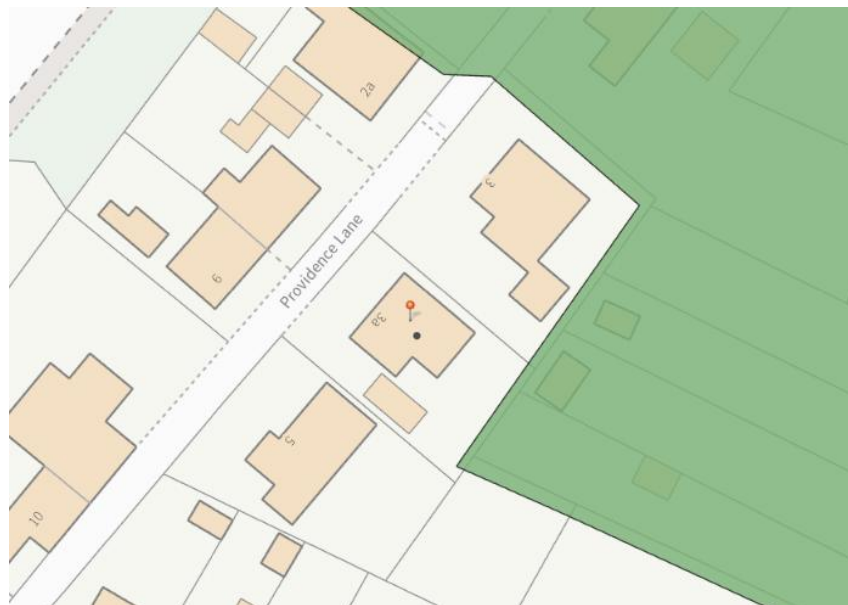
ABOVE: EXISTING FRONT & REAR ELEVATIONS

ABOVE: PROPOSED FRONT & REAR ELEVATIONS



SITE DESCRIPTION/CONTEXT

The site is a bungalow and detached garage built in the 1980's under planning permission N/86/00407/F, located on the southeast side of Providence Lane in Corsham. The site is marked in red on the plan below. It lies just outside of the Corsham Conservation area, washed in green on the plan:



There are no listed buildings in the vicinity, and the site is not subject to any landscape designations. It does, however, lie within the Bath and Bradford on Avon Bat Special Area of Conservation, within buffer zones for Greater Horseshoe Bats. The photographs below show the front elevation of the garage and bungalow, and the rear and side elevations of the garage:



PLANNING HISTORY

Proposal / Summary

N/86/00407/F - ERECTION OF BUNGALOW AND GARAGE - Approve with Conditions
Date: 7/4/1986

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Corsham Neighbourhood Plan

- Policy CNP ED1: Proposals should take into account the Corsham Design Guide and Bat Strategy
- Policy CNP E2: Achievement of sustainable development
- Policy CNP HE1: Good quality design

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.

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

The application site comprises a modest 1980s bungalow and detached garage of reconstituted stone blockwork construction, set back from Providence Lane and distinct from both the traditional stone buildings and more recent two-storey dwellings found along the lane. The surrounding area displays a varied mix of architectural styles, materials and forms, including flat-roofed extensions, such that no single design approach or material palette predominates.

The proposed development would result in a relatively modest and functional alterations to the existing buildings, including the conversion of the garage to ancillary office accommodation, a small increase in the height of the flat roof to achieve adequate internal headroom, and the introduction of a glazed link between the garage and bungalow. The link is recessed from the principal elevation and incorporates timber louvres and planting, ensuring it remains visually subordinate and avoids creating a dominant or intrusive feature.

The proposed external insulation and render finish, in a natural colour, would provide a unified appearance between the bungalow and garage. Although render is not a prevailing finish in the immediate vicinity, the host building is already visually distinct, and the proposed treatment would not appear incongruous within the mixed character of Providence Lane. Given the site's setback from the road, the alterations would not be prominent in wider public views nor would they affect the setting of the nearby Conservation Area.

The proposed solar photovoltaic panels would be installed at a low angle on the flat roof of the garage and would have a limited visual presence. Given their discreet siting, modest scale and functional appearance, they would not detract from the character or appearance of the dwelling or the surrounding area. The installation of renewable energy infrastructure is supported in principle and accords with the objectives of Core Policy 41 of the Wiltshire Core Strategy, which seeks to promote sustainable design and the reduction of carbon emissions.

Overall, the development is considered to represent a proportionate and well-considered form of development that respects its context and complies with the objectives of Core Policy 57 of the Wiltshire Core Strategy as well as policies ED1, E2 and HE1 to the Corsham Neighbourhood Plan and relevant paragraphs to the NPPF.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in an unacceptable impact on the amenity of neighbouring properties. Paragraph 135(f) of the National Planning Policy Framework similarly requires development to provide a high standard of amenity for existing and future users.

The proposal has been assessed in terms of its potential impact on neighbouring residential amenity, with particular regard to overlooking, loss of privacy, loss of light and overbearing effects.

The modest increase in the height of the garage roof, by approximately 215mm, would not result in any material impact on neighbouring properties in terms of outlook, overshadowing or dominance. The proposed glazed link would be positioned between the existing bungalow and garage and would not introduce new built form that would affect adjacent dwellings.

The replacement of the garage door with a window on the front elevation would not give rise to any harmful overlooking or loss of privacy. Additional glazing proposed on the north-east elevation of the garage would face into the applicant's own garden, while the south-west elevation, which faces towards the neighbouring dwelling at No. 5 Providence Lane, would remain blank.

Having regard to the above, the proposal would not result in any unacceptable impact on the amenity of neighbouring occupiers and is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Highways Impact

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 64 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 Council's Highway Officers were not consulted on this application. However, it is noted that the bungalow is a two bed dwelling, requiring only one parking space. Therefore the loss of the garage is acceptable as there is adequate space (in excess of 10m) for one vehicle to be parked in front of the garage without overhanging the public highway. Access to and from the highway will not be altered by the proposals. On this basis the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

The site is within the Bath and Bradford on Avon Bat Special Area of Conservation, where 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.

The proposed relates to a single dwelling and garage and does not does not involve works to the roof of the dwelling, although the flat roof of the garage is being raised. At the time of the site visit the garage was open and being used for storage etc and it is not considered that this structure would provide roosts for bats. No significant removal of vegetation is required to facilitate the development. As such it is considered that the proposed 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 WCS Core Policy 50, CNP Policy ED1 and the relevant provisions of the National Planning Policy Framework.

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 would not adversely affect the character or appearance of the area. The site is set back from Providence Lane, and the works would not be prominent in public views nor impact the setting of the nearby Conservation Area. The PV panels are discreetly sited, supporting sustainable construction objectives in accordance with Core Policy 41 of the Wiltshire Core Strategy.

Overall, the development is considered to represent a proportionate and well-considered form of alteration that respects its context and local distinctiveness, in line with Core Policy 57 of the Wiltshire Core Strategy, Policies HE1, E2 and ED1 of the Corsham Neighbourhood Plan, and the design guidance set out in Appendix D of the Wiltshire Design Guide.

The proposal would not result in any unacceptable impact on the amenity of neighbouring properties, with no material overlooking, overshadowing, or overbearing effects arising from the garage conversion, link, or associated alterations, thereby complying with Core Policy 57 of the Wiltshire Core Strategy and Paragraph 135(f) of the National Planning Policy Framework.

Adequate parking and access would be retained following the conversion of the garage, ensuring that the development does not compromise highway safety, consistent with Core Policies 57(xiv), 61 and 64 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Ecologically, the proposal is considered unlikely to have adverse impacts on protected species, including bats within the Bath and Bradford on Avon SAC, and does not trigger the need for further assessment or mitigation, in line with Core Policy 50 of the Wiltshire Core Strategy, CNP Policy ED1, and the NPPF.

On balance, the proposed development is considered acceptable in planning terms and is recommended for approval, subject to any standard conditions deemed necessary by the Local Planning Authority.

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 14300 received 17 November 2025
- Proposed block plan 14308 received 17 November 2025
- Proposed site plan 14309 received 17 November 2025
- Proposed ground floor plan 14310 received 17 November 2025
- Proposed elevations NW/SE 14311 received 17 November 2025
- Proposed elevations NE/SW 14312 received 17 November 2025
- Proposed site sections 14313 received 17 November 2025
- Proposed garage elevations NE/SW 14314 received 17 November 2025

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