

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

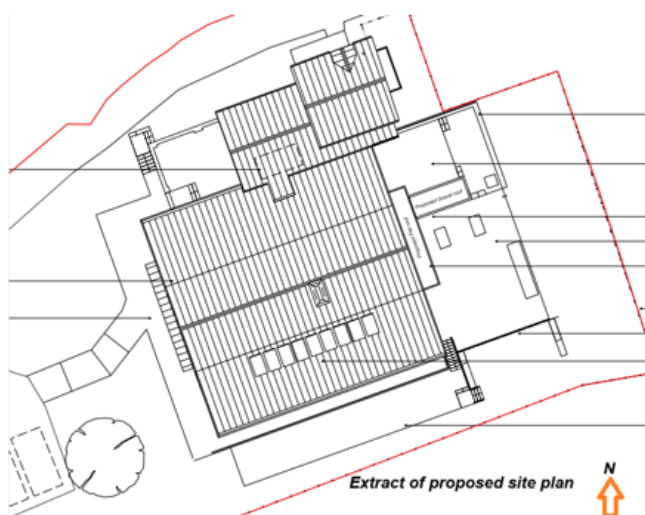
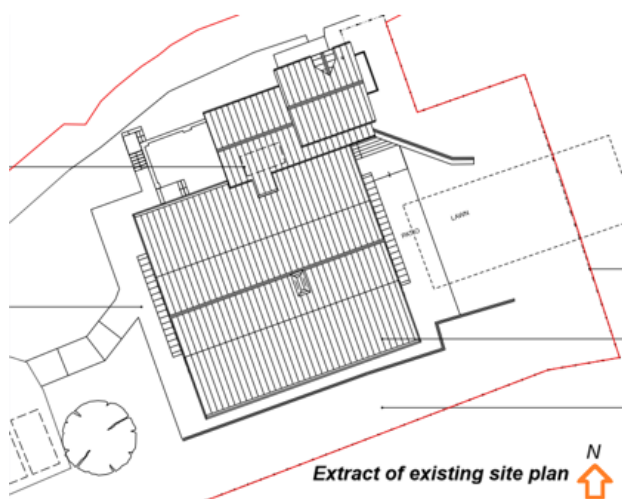
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|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/08951                                                                                                                                                                                                                                                                                                    |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                                                                                                                                                                                                                  |
| <b>SITE ADDRESS:</b>            | LICTUM SPRINGS, BATH ROAD, COLERNE,<br>CHIPPENHAM, SN14 8AT                                                                                                                                                                                                                                                      |
| <b>DEVELOPMENT DESCRIPTION:</b> | Side extension to provide access to proposed concealed lower ground floor accommodation with master bedroom and ensuite. Alterations to existing dwelling to facilitate continued use as a private dwelling. Installation of PV solar panels to the existing dwelling roof to provide a renewable energy source. |
| <b>RECOMMENDATION:</b>          | That Planning Permission be GRANTED                                                                                                                                                                                                                                                                              |

## PROPOSAL

The proposal seeks planning permission for extensions and alterations to “Lictum Springs”, a dwelling approved under planning permission 16/02385/FUL. This application seeks to convert the existing master bedroom into an office and to relocate the master within a proposed lower ground floor extension situated within a previously developed area of land currently used as a patio area. A summary of the development is as follows:

- Replacement of canopy on the northeast elevation with a smaller one
- Removal of existing bay window and introduction of low-level side extension to provide access to lower ground floor accommodation.
- Creation of new glazed opening to the side elevation to provide access from the proposed office to a courtyard area.
- Installation of a proposed lower ground floor area with roof lights and glazing to provide a master bedroom with ensuite.
- Installation of Solar PVs to the south area of roof.

The development would be mainly to the northeast and southeast elevations of the dwelling as indicated on the existing and proposed block plans, below:



The following diagrams submitted within the Design and Access Statement (DAS) illustrate the existing and proposed massing of the dwelling: -



*Massing of the existing building.*



*Massing indicating the proposed scheme.*

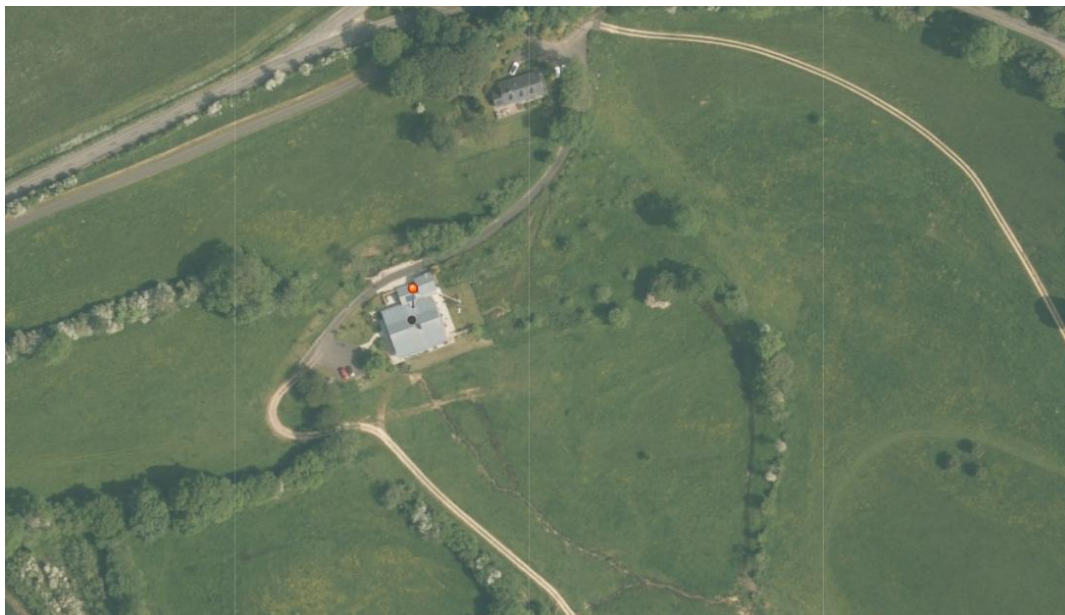
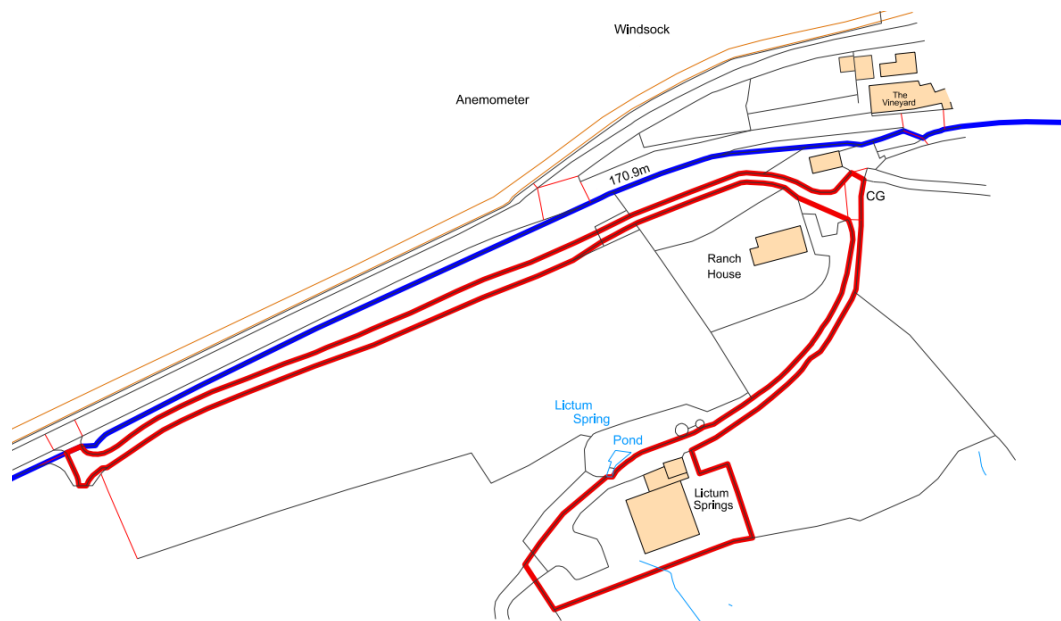
The photograph below, taken from the footpath COLE10 to the northeast, shows the northeast elevation of the dwelling. The canopy which is to be replaced can be seen below the main end gable, with the patio and grass beyond. The new master bedroom would be sited beneath this patio area, and new low level walkway extension built to allow access from the office (converted from the existing master bedroom) onto the courtyard area.



## **SITE DESCRIPTION/CONTEXT**

The existing building is a 4-bedroom detached dwelling located below Bath Road and overlooks a sloping topography with views over a valley, much of which is under the applicant's family ownership. The DAS advises that the existing use of the building is as a private family home and is in continued use.

The extract of the submitted location plan, below, shows that the nearest dwelling is Ranch House, about 70m north of Lictum Springs, and set much higher up the hillside, whilst the subsequent aerial photograph illustrates the open nature of the landscape around the dwelling:



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

- Cotswolds National Landscape
- Green Belt
- Public Right of Way – Footpath COLE11 runs immediately along the north side of the site.

- Site is in Flood Zone 1, however there is an identified risk of groundwater flooding
- Bath and Bradford on Avon Bat Special Area of Conservation - 1.5km Core Roost Buffer – Bechstein Bats and 4km Core Roost Buffer – Greater Horseshoe Bats.

***Below – view of dwelling from footpath COLE11 to the southwest:***



## PLANNING HISTORY

| Proposal / Summary                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15/10915/FUL - Full planning permission Decision - Approve with Conditions Date: 7/12/2015 – Proposed Roof Extension to Existing Bungalow                                                                                                                                                                                                                 |
| 16/02385/FUL - Full planning permission Decision - Approve with Conditions Date: 8/9/2016 – Proposed Conversion of Agricultural Buildings, Including Re-Cladding Walls & Roof, Installation of New Floor, to Provide Four Bedroom Dwelling with Associated Parking, Walled Garden/Rear Garden, Wildlife Pond & Landscaping (Resubmission of 15/10902/FUL) |
| 19/05458/FUL - Full planning permission Decision - Refused Date: 6/8/2019 – Proposed open timber car barn                                                                                                                                                                                                                                                 |
| 19/10769/FUL - Full planning permission Decision - Refused Date: 6/3/2020 – Erection of open timber cart barn.                                                                                                                                                                                                                                            |
| PL/2024/08207 - Householder planning permission Decision - Approve with Conditions Date: 17/4/2025 – Demolition of Existing Garage. Replacement Garage with Ancillary Space above                                                                                                                                                                         |

## 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 51: Landscape
- Core Policy 67: Flood Risk

Colerne Neighbourhood Plan Colerne Neighbourhood Plan (CNP):

- Policy BE1 Character and Design
- Policy BE5 Sustainable Design and Construction
- Policy NE1 Landscape and Natural Environment

Cotswolds National Landscape Management Plan (CNLMP):

- Policy CE1 (Landscape)

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**

Colerne Parish Council: Support.

Council Rights Of Way Officer: No objection subject to informative:

*“Public footpath COLE11 runs along the existing driveway to the site. I have no objection subject to the following informative:*

*The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way COLE11 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.*

*The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact [rightsofway@wiltshire.gov.uk](mailto:rightsofway@wiltshire.gov.uk)). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.”*

## **REPRESENTATIONS**

The application was publicised by letter and site notice. 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.

### Green Belt

The application site lies within the Green Belt, where national policy seeks to restrict inappropriate development and protect openness. Paragraph 154(c) of the National Planning Policy Framework allows for 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 original building can be inferred to be that which was granted permission under 16/02385/FUL – the permitted development largely keeping to overall extent of the agricultural building being converted. There does not appear to have been any additions to the building since that grant of permission.

It is, however, acknowledged that the property also benefits from a separate planning permission for a replacement garage building located approximately 120 metres from the dwelling. Due to its distance from the main house, its siting in relation to Ranch House, and the lack of any direct functional or physical connection to the dwelling, the garage is not considered to influence the assessment of the proposals against paragraph 154(c) to the NPPF.

The proposed extensions will result in an increase in internal floorspace and add to the size of the original building. However, the mass of the extension takes place on an existing area of terracing and with the majority of the additional floorspace being semi-subterranean in nature. Overall, the additions are, in practice, considered to be relatively minor in the context of the proportionality tests set out in paragraph 154(c). For the same reasons, the limited above ground elements of the proposal mean that it would not result in sprawl or encroachment into the Green Belt, nor would it materially harm its openness.

On balance, it is considered that, although the proposal would increase the volume of the building, it would not result in a disproportionate addition, would not materially reduce the openness of the Green Belt, and would not conflict with the purposes of including land within it. The development is therefore not considered inappropriate in the Green Belt.

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

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that new development achieves a high standard of design, responding positively to local context, character and distinctiveness, while reinforcing a sense of place.

The dwelling was constructed pursuant to planning permission granted in 2016 for the conversion of a group of former agricultural barns to a single residential unit. The resulting building is deliberately contemporary in form and appearance, drawing directly on the site's agricultural origins rather than adopting a traditional domestic vernacular. The use of modern materials reflects the character of the former barns, with external walls finished in a combination of vertical timber cladding and render beneath a zinc roof. The large concrete portal frames associated with the former agricultural buildings have been retained and remain legible elements of the building, visible both internally and externally, contributing to the building's distinctive architectural identity.

Against this backdrop, the proposed works are considered to sit comfortably within the established design approach of the dwelling. Much of the additional accommodation would be formed at lower ground level, limiting the extent of above-ground built form. The visible elements of the proposal are largely confined to a narrow walkway extension, a reduced-scale replacement canopy, retaining walls and a terrace to the south-east elevation. These elements are modest in scale and read as subordinate additions when viewed in the context of the host building.

The proposed materials reflect those already present on the dwelling. The use of vertical timber cladding across the majority of the new walls, together with small areas of cast lime render, aligns with the existing palette. Stainless steel balustrading, aluminium-framed windows and vertical timber sliding shutters are all consistent with the contemporary architectural language of the building and reinforce the utilitarian, barn-like design.

The proposed PV panels on the south-facing roof would replace the existing panels on the north elevation.

Overall, the proposal respects the character and architectural logic of the existing dwelling, maintaining a cohesive and legible design approach. The restrained scale of the above-ground elements, together with the consistent use of materials and detailing, ensures that the development integrates with the host building and its immediate context.

Having regard to the above, the proposal is considered to comply with Core Policy 57 of the Wiltshire Core Strategy. CNP Policy BE1 and the design principles set out in 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 have 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 nearest neighbouring dwelling is Ranch House, located approximately 70 metres to the north and at a higher level on the hillside. Given this separation distance, the intervening topography, and the orientation of the proposed works predominantly towards the south-east

elevation, the proposal would not give rise to any harmful impacts in terms of overlooking, loss of privacy, overshadowing or overbearing effects.

There are no other dwellings in the vicinity of the site that would be impacted by the development.

The proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework in respect of residential amenity.

### 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.

The site is within the Bath and Bradford on Avon Bat Special Area of Conservation – specifically within core roost buffers for Bechstein Greater Horseshoe Bats.

The application now being considered involves works to an exist dwelling it does not involve the require 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 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 WCS Core Policy 50. CNP Policy NE1 and the relevant provisions of the National Planning Policy Framework.

### Cotswolds National Landscape

The application site lies within the Cotswolds National Landscape, where Core Policy 51 of the Wiltshire Core Strategy requires development to conserve and enhance landscape character, with great weight given to designated landscapes in accordance with paragraph 189 of the National Planning Policy Framework. In addition, Section 245 of the Levelling Up and Regeneration Act 2023 requires the Local Planning Authority to seek to further the purposes of National Landscapes in its decision-making.

The south-east elevation of the dwelling faces an open valley, with long views across grassland and woodland forming part of the wider landscape setting. As such, the site is located in a visually sensitive position and any development must be carefully designed to avoid adverse impacts on landscape character or visual amenity.

In this instance, the proposed development is largely formed at lower ground floor level, with the majority of additional accommodation contained below existing ground levels. The above-ground elements are limited in extent and remain within the established domestic curtilage of the dwelling. As a result, the proposal does not introduce additional built form that would punctuate the landscape or appear prominent when viewed from the wider valley.

The restrained scale of the visible elements, together with the use of materials consistent with the existing dwelling, ensures that the proposal reads as a modest and contained alteration rather than an expansive or intrusive form of development. The proposal would therefore preserve the open and undeveloped character of the surrounding landscape and would not result in harm to the special qualities of the Cotswolds National Landscape. It was further noted during a site visit that the land immediately to the north east has been planted with native species trees. Whilst they offer little in the way of amenity or screening at this time, once established the trees will reduce views of the dwelling from the footpath and the wider national landscape to the northeast.

The original permission for the dwelling was subject to condition requiring anti-glare glazing to be fitted. While it is appropriate to control the reflectivity of glazing at ground floor level and above in order to safeguard visual amenity and the character of the Cotswolds National Landscape, no such control is considered necessary for glazing associated with the proposed lower ground floor accommodation. The lower ground floor elements would be set below existing ground levels and largely contained by the site's landform and retaining structures. As a result, this glazing would not be visually prominent in wider views and would not give rise to glare or reflective impacts when viewed from the surrounding landscape.

On this basis, it is considered reasonable and proportionate to limit the anti-glare glazing condition to ground floor level and above, ensuring appropriate protection of landscape character without imposing unnecessary controls.

The previous permission also required external materials to have non reflective surfaces, and it is considered necessary to apply this condition again.

Subject to these conditions, the proposal is considered to conserve the character and scenic qualities of the Cotswolds National Landscape, in accordance with Core Policy 51 of the Wiltshire Core Strategy, Policy NE1 of the CNP, Policy CE1 of the CNLMP and the National Planning Policy Framework.

### Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF require that new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (footnote 62) of the NPPF confirms that householder development is not subject to the sequential or exception tests.

The site lies within Flood Zone 1 and the scale of the proposal does not trigger the need for a site-specific Flood Risk Assessment. Although the site has been identified as having a potential risk from surface water flooding, the proposed lower ground floor extension is largely contained within the existing levels of the site, and the development would not introduce

significant areas of runoff or materially alter the flow of water across the hillside. There are no neighbouring properties that would be adversely affected.

Given these circumstances, it is considered that the proposal would not increase flood risk on or off site and can be safely accommodated in this location for the lifetime of the development. Overall, the proposal is therefore compliant with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework in respect of flood risk and drainage.

#### Public Rights of Way

It is noted that public footpath COLE11 runs along the existing driveway to the property and to the immediate North of the dwelling. However, the development will not be in proximity of its routing and there is no suggestion that the new built form will obstruct it. The development will meet with the requirements of policy CP57(ix) in this regard.

Nevertheless, and as the Council's Rights of Way Officer notes, the applicant should be aware during the construction phase that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way COLE11 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

#### Solar panels

The application proposes the installation of photovoltaic (PV) panels on the south-facing roof of the dwelling, replacing a smaller array previously installed on the north elevation. The panels would provide a sustainable source of energy and are supported in principle.

Notwithstanding the manufacturer's details submitted with the application, it is appropriate to control the potential visual impact of the panels, particularly with regard to glare and reflections visible from the surrounding landscape. To ensure that the development conserves the character and scenic qualities of the Cotswolds National Landscape, the panels should be of a low-glare or anti-reflective specification, secured via condition.

#### 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 development comprises a proportionate series of alterations to the existing dwelling at Lictum Springs, largely contained at lower ground floor level, with limited above-ground elements.

The design respects the architectural character and context of the existing dwelling, retaining the contemporary barn-inspired form and using materials that complement the host building. The proposed PV panels, canopy, and minor extensions are considered appropriate and can

be controlled to safeguard visual amenity and the special qualities of the Cotswolds National Landscape.

The development would not result in disproportionate additions in Green Belt terms, would preserve the openness of the site. Residential amenity would be maintained, with no harmful impacts on neighbouring properties. Drainage and surface water management can be secured through condition to ensure the development remains safe and does not increase flood risk.

Ecology impacts are unlikely to arise, and no additional mitigation is required beyond existing controls.

Overall, the proposal complies with Core Policies 41, 50, 51, 57, and 67 of the Wiltshire Core Strategy, the relevant policies of the Colerne Neighbourhood Plan, the Cotswolds National Landscape Management Plan, the guidance in the Wiltshire Design Guide and the NPPF. On balance, and subject to the conditions detailed above, the development is considered acceptable and it is recommended that planning permission be granted.

**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:

Site Location Plan 2543 AP(0)01 Rev A received 11 November 2025  
Proposed Section 2543 AP(0)40 Rev A received 11 November 2025  
Proposed Floor Plans 2543 AP(0)10 Rev B received 11 November 2025  
Proposed Site Plan 2543 AP(0)02 Rev A received 11 November 2025  
Proposed Elevations 2543 AP(0)30 Rev A received 11 November 2025

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

3. Details of anti-glare glazing to be used on all windows and glazed doors at ground floor level and above forming part of the extensions hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall thereafter be carried out in accordance with the approved details.

REASON: To protect visual amenity and the character and scenic qualities of the Cotswolds National Landscape.

4. The materials to be used in the construction of the external surfaces of the building shall be of a non-reflective nature.

REASON: In the interests of visual amenity and the character and appearance of the area.

5. The solar photovoltaic panels hereby approved shall be of a low-glare or anti-reflective finish. Notwithstanding the details submitted with the application, prior to their installation, a specification confirming the anti-reflective or low-glare nature of the panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall thereafter be installed and maintained in accordance with the approved specification.

REASON: In the interests of visual amenity and to safeguard the character and appearance of the Cotswolds National Landscape.

### **Informative**

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way COLE11 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact [rightsofway@wiltshire.gov.uk](mailto:rightsofway@wiltshire.gov.uk)). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.