

APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/06828
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	3 Ladbrook Lane, Corsham, Wilts, SN13 9PE
DEVELOPMENT DESCRIPTION:	Change of use of land from agricultural to residential. Split level extension, retaining the existing ridge level but adding a storey due to the difference in ground level into the owners garden. Improvement of old and failing external finishes to become timber clad in keeping with it's agricultural use.
RECOMMENDATION:	Approve with Conditions

PROPOSAL

The proposal is for a change of use of land from agricultural to residential, with a proposed split level extension to the dwelling, retaining the existing ridge level but adding a storey due to the difference in ground level into the owners garden. Additionally, proposed improvements of old and failing external finishes to become timber clad. The application is submitted using Full Planning application forms.

During the life of the application, revised application forms were received to recognise that the proposed extension was not wholly situated within land classed as residential and could not assessed as a Householder Application. An associated change of use to the land from agricultural to residential was required and the submission of Full Planning application forms. In addition, the red line required adjusting on the location plan to be localised around the dwelling and the land subject to the change of use, with the remainder of the land ownership changing to a blue line. Lastly, a revised proposed first floor plan was received due to a small discrepancy regarding the window arrangement.



Proposed Elevations



The existing dwelling is a 3 bedroomed property with 2 bedrooms located on the ground floor, with a further bedroom, en suite and living space to the first floor. The proposal seeks to extend the dwelling, predominantly to the side elevation, which would result in a split level extension owing to the existing arrangement and ground levels. To the ground floor, it is proposed to create an enlarged kitchen, dining and living area accessed via internal steps down to the lower level, whilst internal reconfiguration will enable 3 bedrooms to the ground floor (the current arrangement being 2 bedrooms) due to the relocation of the kitchen. It is also proposed to retain the existing rear conservatory. To the first floor, it is proposed to create a master bedroom with en suite and eaves storage, with the retention of a further bedroom, albeit enlarged due to the associated internal reconfiguration owing to the extension.

The current property has a pitched roof with gables featuring on the side, rear and front elevations with a hipped-roof conservatory positioned to the rear. The proposed build of the extension will continue the pitched roof and retain the gables to the front and rear elevations, whilst introducing a further, yet shallower, gable to each of these elevations at opposite ends of the building. It is also proposed to include a dormer window to both the front and rear elevations to serve the first floor bedrooms.

Whilst the side elevations will remain akin to the existing appearance of the dwelling, the front and rear elevations will demonstrate the additional bulk and massing resulting from the extension.

In terms of dimensions, the proposed extension is proposed to measure approx. 10m in width and approx. 9.2m deep. The height of the dwelling is approx. 5m which remains unchanged, however due to the lower ground level with the split-level extension, this will result in a proposed height of approx. 5.8m in this section of the building. The materials proposed for the extension will continue the use of block and render but includes timber, with black or welsh blue style slate to the roof, and black/grey metal windows and doors.

SITE DESCRIPTION/CONTEXT

The property known as 3 Ladbrook Lane is a modern detached chalet-bungalow style dwelling situated in open countryside on the outskirts of Corsham. The property is set back from the road with the principal elevation facing west, and benefits from a large expanse of hardstanding fronting the dwelling with numerous outbuildings within its curtilage.

To the NW, wrapping around to the North and NE of the dwelling is agricultural land under the control of the applicant.

The dwelling itself is of modern construction, utilising brick, block and render to the external walls, with double roman (red) tiles to the roof, and white UPVC windows and doors.



The surrounding area is largely rural with further detached dwellings located along Ladbrook Lane some distance from the property utilising a variety of materials, with the further and more extensive residential development located NW of the site.

PLANNING HISTORY

Proposal / Summary
N/87/01799/FUL - Full planning permission Decision - Approved Date: 9/9/1987 – EXTENSION TO DWELLING

N/11/01213/PENQ - Pre-Application enquiry Decision - Permitted Development Date: 6/4/2011 – Solar Panels

20/10465/FUL - Full planning permission Decision - Approve with Conditions Date: 9/2/2021 – A two storey extension including all other associated works.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy
- Core Policy 11: Spatial Strategy for the Corsham Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport & Development
- Core Policy 67: Flood Risk

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 Design Guide

Wiltshire Design Guide

Corsham Batscape Strategy

Wiltshire Local Transport Plan 2011-2026

- Car Parking Strategy and Cycling Strategy, adopted 2015

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and Enhancing the Natural Environment

ISSUES

- Principle of development
- Design and Impact upon the character and context of the area
- Residential Amenity
- Highways and Parking

- Bath and BOA Bat SAC
- Loss of Best and Most Versatile Agricultural Land (BMV)
- Drainage and Flood Risk

CONSULTATION RESPONSES

Corsham Town Council: No objection with comments:

Concerns were raised about possible overdevelopment, due to the size of the proposed extension

Corsham Town Council were subsequently reconsulted when the application was altered to a Full Planning application and the red line around the application site was altered. Further comments received resulted in no objection.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of a site notice displayed near the site. No representations 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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.

- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

It is acknowledged that the application site is located outside of a defined settlement boundary, with such development occurring in the open countryside being typically resisted. However in this instance, the proposal is associated with an existing dwelling in the form of an extension and the land subject to change of use of land is minimal when considering the extent of the agricultural land within the small holding. Given that the proposed extension is associated with an existing dwelling, as such the principle is considered to be acceptable, however the suitability of the proposal is subject to the assessment discussed within this report below.

Design and impact on the character and appearance of the area

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.

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.

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 discusses the requirement to conserve and enhance the historic environment.

Section 12 of the NPPF emphasises design that is visually attractive, functionally effective and contributes to the quality of the built environment.

The proposed extension is substantial in scale and at the upper limits of acceptability, resulting in a significant increase to the footprint of the building. Given the considerable enlargement, this is a key factor in the assessment of the proposal's impact on the character of the property and the surrounding area.

Whilst it is proposed to increase the size of the dwelling from a 3 to a 5 bedroom property, the main bulk of the extension is located on the NW of the site, and due to the orientation of the dwelling, this enables the roadside elevation to remain akin to its current appearance. By retaining the existing ridgeline, this enables the design of the proposal to maintain a degree

of visual consistency with the character and appearance of the host dwelling. The introduction of timber is a deviation from the existing materials, however represents natural materials that are in-keeping with the rural location of the site and will help to soften the external appearance, especially given the proposed built form of the dwelling.

Therefore, on balance, Officers consider the proposed extension to be acceptable. While the scale of the development is at the upper limit of what can be supported, its design, siting and relationship to the host dwelling ensure that it does not result in unacceptable harm or unacceptable impact on visual amenity to the character of the property or surrounding area. However given the size of the extension and its cumulative impact on the existing dwelling, it is considered necessary to remove permitted development rights for further extensions and alterations. This measure will ensure that any future proposals are subject to full planning control, thereby safeguarding the character and appearance of the property and its surroundings.

Furthermore, it is considered that whilst the proposed change of use of land to garden would result in the loss of the western portion of the existing wraparound garden, this would be offset by a modest increase in garden space to the north and the retention of the garden area to the east. Overall, the dwelling would remain served by a proportionate and functional garden area, sufficient to meet the needs of a dwelling of this size. Whilst the site occupies a relatively exposed position in this vicinity, the extension is not considered to give rise to increased visual prominence within the wider landscape, as it would be read in the context of the existing dwelling and contained by established boundary treatments. Overall, it is considered that the proposed development would preserve the character and appearance of the surrounding landscape, and the proposal would not result in any unacceptable landscape or visual harm. While it is acknowledged that there are existing outbuildings within the smallholding to the south of the building, in order to ensure that sufficient amenity space is retained, Officers consider it appropriate to impose a condition restricting the erection of additional outbuildings and areas of hardstanding in this area to help safeguard the character and appearance of the site.

The scheme therefore complies with Core Policy 57 of the Wiltshire Core Strategy, policies CNP HE1 and CNP HE2 of the of the Corsham Neighbourhood Plan, the Corsham Design Guide and Wiltshire Design Guide, as well as Section 12 of the NPPF.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The building is the only dwelling within the small holding with a lack of immediate neighbours given its rural position. However the nearest neighbours are 2 Ladbrook Lane to the south of the site, as well as a number of dwellings to the NW along Brook Drive.

The properties within Brook Drive will have vantage points across to the application site, as the side and rear of the property will be visible to these properties. Whilst it is acknowledged that there is an increase in both fenestration and built form, it is considered that the distance to the boundaries with these properties is substantial to help mitigate against any unacceptable impact to residential amenity.

Similarly, number 2 Ladbrook Lane is situated some distance to the south of the existing property. Ladbrook Lane currently has raised and established hedgerows which help provide natural screening to the application site. Similarly, the distance to the boundaries with this property are substantial with the proposed works somewhat concealed from view owing to the existing outbuildings to the SW of the small holding.

Overall, it is concluded that the proposed works are acceptable and will not result in any unacceptable overlooking issues, loss of light or have an overbearing impact on the neighbouring or nearby properties. The distance to the boundaries of the neighbouring properties is sufficient and together with the established hedgerows and existing structures, there will be an element of natural screening that will help mitigate against any unacceptable overlooking issues, potential harm or visual impact from the proposed works. Overall, the proposal complies with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, as it demonstrates that the development is compatible with the existing dwelling and its surroundings and would not result in unacceptable levels of amenity.

Highways Impacts and Parking

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 existing property is a 3 bedroom dwelling, proposed to increase to 5 bedrooms. To adhere to the Wiltshire Car Parking Standards, a 5 bedroom property must demonstrate 3 parking spaces. The frontage of the property has sufficient parking and turning space for a minimum of 3 vehicles, whilst there are no proposed alterations to the existing access arrangements. 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 minimum parking standards have been met and the proposed development would not result in any adverse impact on highway safety and the access arrangements are acceptable.

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 and no proposed external lighting, 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.

Loss of Best and Most Versatile Agricultural Land (BMV)

BMV land includes Grades 1, 2, and 3a under the Agricultural Land Classification system. It is considered the most productive and sustainable for food production.

Paragraph 187(b) of the NPPF emphasizes the need to protect BMV land from unnecessary development and recognises the economic and environmental value of BMV land.

Natural England Guidance recommends consultation for developments involving 20 hectares or more of agricultural land but that smaller developments still require assessment if BMV land is involved.

This location is extensively classed as Grade 3 Agricultural Land, which is good to moderate quality land, featuring moderate limitations affecting crop choice, cultivation, and yield, and is subdivided into Grade 3a (good quality) for higher yields and Grade 3b (moderate quality) for more limited use, often suitable for grassland or less demanding crops. The entirety of the land ownership within this application is within the Grade 3 Agricultural Land and is currently grassland. It is acknowledged that the proposal will result in marginal loss to this land owing to the section of land subject to the change of use from agricultural to residential, however the extent of this loss is marginal. In line with Chapter 15 of the NPPF, which requires planning decisions to take account of the economic and other benefits of best and most versatile agricultural land and, where possible, to direct development toward poorer quality land, the impact is deemed acceptable because the area affected is very limited and does not significantly reduce the overall availability of agricultural land in the locality. In accordance with paragraph 174 of the NPPF, which seeks to protect the most valuable agricultural land while allowing sustainable development, the proposal is judged to strike an appropriate balance.

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require the avoidance of increased flood risk and the use of appropriate mitigation measures.

The site itself is located at a marginally higher land level, with the adjacent and surrounding agricultural land sloping towards to the far North of the site. Whilst the site itself does not fall within flood zones, the North and NW boundary of the site is abutting flood zone 2, with Byde Mill Brook located some distance to the NE of the site. Officers consider that due to the site itself being located outside of the flood zone, and the marginally raised positioning of the dwelling, it is therefore classified as low-risk for fluvial flooding. However, as part of the detailed design and construction process, advice should be sought from Building Control to ensure compliance with Building Regulations relating to flood resistance and resilience.

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

On balance, the proposed development is considered acceptable. Whilst it is acknowledged that the extension is at the upper limit of acceptability, it is considered that the proposal by reason of its design, siting and relationship to the host dwelling, will not result in unacceptable harm or unacceptable impact on visual amenity to the character of the property or surrounding area. In addition, it is concluded that the proposed development will not result in any unacceptable overlooking issues, loss of light or have an overbearing impact on the neighbouring or nearby properties.

The proposed change of use of the land from agricultural to residential would be limited in extent and closely related to the existing dwelling and would not result in an unacceptable loss of agricultural land. Furthermore, the change of use would not give rise to any adverse impact on the character, appearance or landscape of the surrounding area. It is considered that a condition restricting further built development, including outbuildings and hardstanding within the boundary, is considered necessary to preserve the character and appearance of the building and the surrounding landscape.

The development would deliver clear benefits, including enabling the improvement to an existing dwelling to help transform a small and outdated property into a functional family home. The development makes efficient use of an existing residential plot without increasing the number of dwellings, thereby minimising impact on local infrastructure and services. It is therefore considered that these reasons weigh positively in the overall planning balance. No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION: That Planning Permission be GRANTED, subject to the following 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:

3284-104-PS - Proposed Section received 18.08.25
3284-000-LP- Location Plan received 30.10.25
3284-005-PE - Proposed Elevations received 30.10.25
3284-007-PBP - Proposed Block Plan received 30.10.25
3284-002-PGFP - Proposed Ground Floor Plan received 30.10.25
3284-102-PFFP rev A - Proposed First Floor Plan received 06.01.26

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.