

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09452
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 The Close, Gastard, Corsham, SN13 9PX
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Rear Extension and Porch to Dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

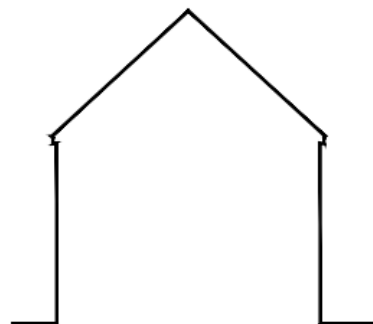
The proposal seeks planning permission to site a single storey extension on the rear (northwest) elevation of the dwelling and a porch on the front (southeast) elevation.

The flat roofed extension on the rear would project 5m from the rear elevation of the dwelling and would be 5.2m across. It would be 600mm off the boundary with No.12. It would have a flat roof 2.8m high.

The porch would have a footprint of 1.5m x 2.0m, although its pitched roof would be extended across to make a covered store 1.5m x 1.92m. Extracts of the submitted existing and proposed elevations are shown below:



Existing front Elevation



Existing Side Elevation



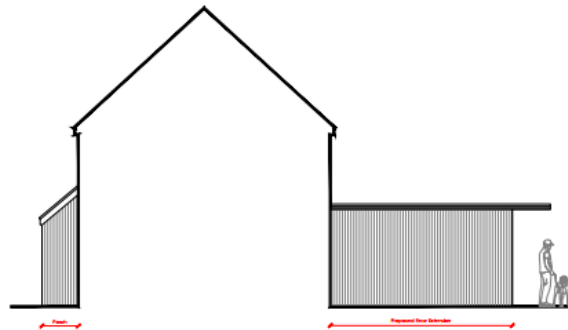
Existing Rear Elevation



Existing Side Elevation



Proposed Front Elevation



Proposed Side Elevation

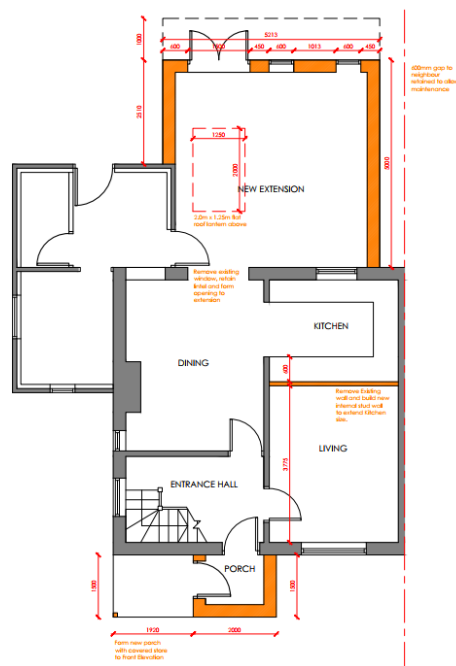


Proposed Rear Elevation



Proposed Side Elevation

Proposed materials are timber cladding walls below a flat GRP roof. Windows and doors would match existing. No windows are proposed on the side elevations of the extension, although there would be two full height windows and double doors on the rear elevation. The proposed ground floor plan is shown below, with the extensions marked in orange:



Proposed Ground Floor Plan

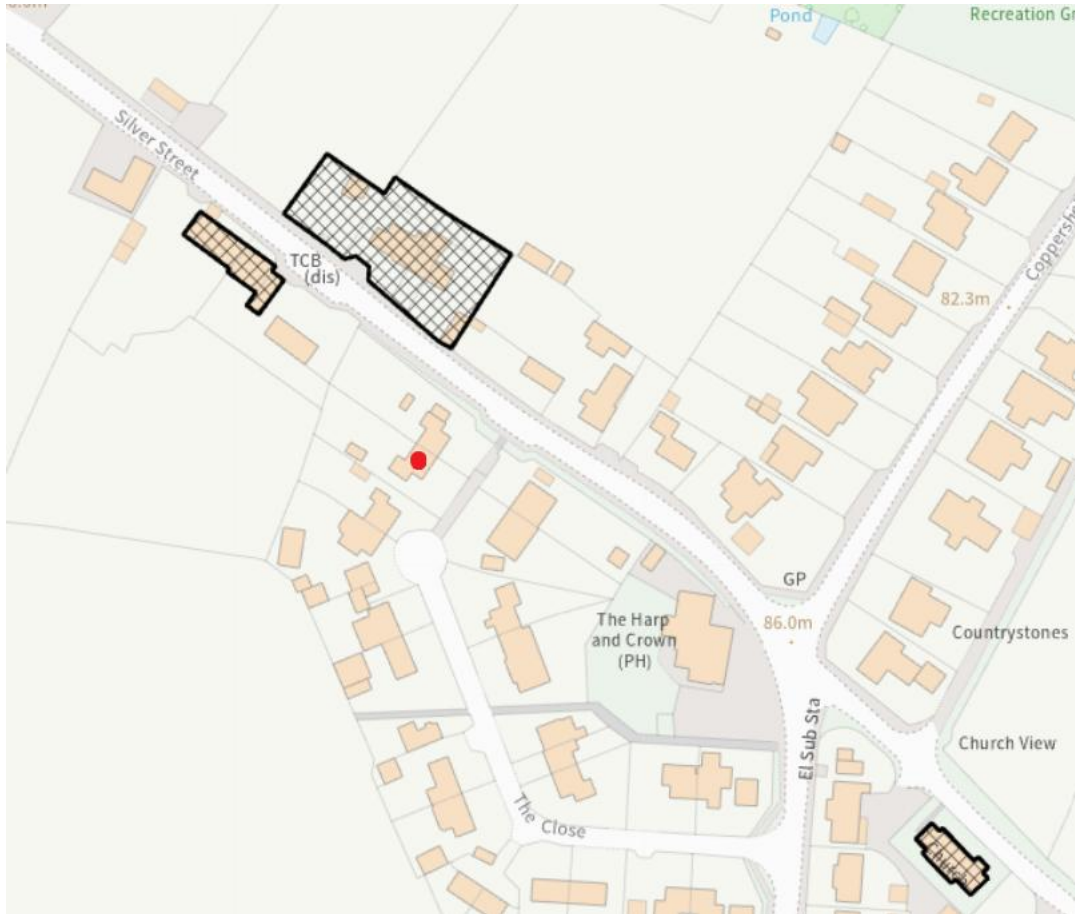
SITE DESCRIPTION/CONTEXT

The application site is No.11 The Close, a semi-detached dwelling located on the northern side of the Close, within the village of Gastard. The attached dwelling is No.12, to the northeast. The photograph below shows the front elevations of Nos.11 and 12:



The google street view image below shows Nos.11 and 12 The Close as viewed from Silver Street. The nearest listed buildings, Nos.3-5 Silver Street are also indicated and are hatched in black on the plan further below.





No part of the site is within a National Landscape or Conservation Area; the site is, however, within core roost buffers associated with the Bath and Bradford on Avon Special Area of Conservation (SAC).

The application site is identified as being in Flood Zone 1, where there is a low probability of flooding from rivers and the sea and has not been identified as having a high risk of flooding from surface water.

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Corsham Neighbourhood Development Plan (NDP)

- ED1: Design and Batscape
- HE1: High Quality Design

- E1: Bats
- E2: Sustainable Development

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 site notice and 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

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

While Nos.11 and 12 The Close retain a degree of symmetry to the front elevations, with minimal or no porches, many dwellings within The Close have undergone front extensions or porches and exhibit a variety of styles. As such, the proposed alterations to the front elevation of No.11 are not considered out of character.

The introduction of timber cladding represents a new material within The Close. However, the site is not within a Conservation Area, and the existing dwellings, garages, and outbuildings are varied in design and materials. Consequently, the timber cladding is not considered to have an unacceptable impact on the character of the area.

Very limited views of the rear extension would be available from public viewpoints, and this element is also considered acceptable – it is single storey and subservient to the host building.

In summary, having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The rear (northwest) extension would project 5m from the existing rear elevation of No.11 and would be 600mm from the shared boundary with No.12. The flat roof would reach a height of 2.8m, and the existing boundary comprises a c.1.8m high solid timber fence. The extension would replace an existing pergola – see photograph of rear elevation below: -



Given the orientation and scale of the extension, limited overshadowing and loss of light may occur to the neighbouring property at No.12, particularly to the kitchen, which is the room adjacent to the boundary. The kitchen is a principal room, but it is not a primary living space where the occupants would spend prolonged periods enjoying direct evening sunlight. The remainder of No.12's rear garden is generous in size, allowing occupants to continue to enjoy outdoor amenity without significant detriment.

The side elevations of the extension do not include windows, and the proposed design therefore avoids overlooking into neighbouring properties. The scale, siting, and orientation of the extension are such that it would not appear overbearing when viewed from the neighbouring dwelling or garden.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

Heritage Impact

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

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The nearest listed buildings to the site are Nos.3-5 Silver Street, located approximately 42 metres to the north, on the opposite side of Silver Street. There is intervening boundary hedging between the application site and the listed buildings, which restricts visibility. Given the distance, orientation, and existing screening, the proposed rear and front extensions at No.11 The Close would have no discernible impact on the setting or significance of these heritage assets.

As such, the proposal is considered to preserve the character and setting of the nearby listed buildings in accordance with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Core Strategy Policies CP57 and CP58, and the guidance contained within the NPPF.

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 does not involve works to the roof of the dwelling. 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 proposed development consists of a modest single storey rear extension and a small front porch. The scale, siting, design, and materials of the proposals are considered appropriate for the host dwelling and its context within The Close.

The development would not result in harm to the character or appearance of the area, in accordance with Core Policy 57 of the Wiltshire Core Strategy, Policy HE1 of the Corsham Neighbourhood Plan and the guidance in Appendix D of the Wiltshire Design Guide. Residential amenity would be preserved, with no unacceptable impact on the neighbouring property at No.12, and no issues of overlooking or overbearing development would arise.

The proposed extensions would have no adverse impact on the setting of nearby listed buildings (Nos.3-5 Silver Street), in line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Strategy Policies CP57 and CP58. The development would also have no ecological impacts, with no requirement for further surveys or mitigation, in accordance with Core Policy 50 of the Wiltshire Core Strategy, Policies E1 and ED1 of the Corsham Neighbourhood Plan and relevant provisions of the National Planning Policy Framework.

On this basis, the proposal is considered acceptable and compliant with the Development Plan and relevant material considerations. Approval is therefore recommended.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan 4080-001 received 3 December 2025

Proposed Floor/Roof/Site Plan 4080-PL102 received 3 December 2025

Proposed Elevations 4080-PL103 received 3 December 2025

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