

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09367
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Greenhill, Neston, Corsham , SN13 9RN
DEVELOPMENT DESCRIPTION:	Proposed single storey side and front extensions
RECOMMENDATION:	That Planning Permission be GRANTED

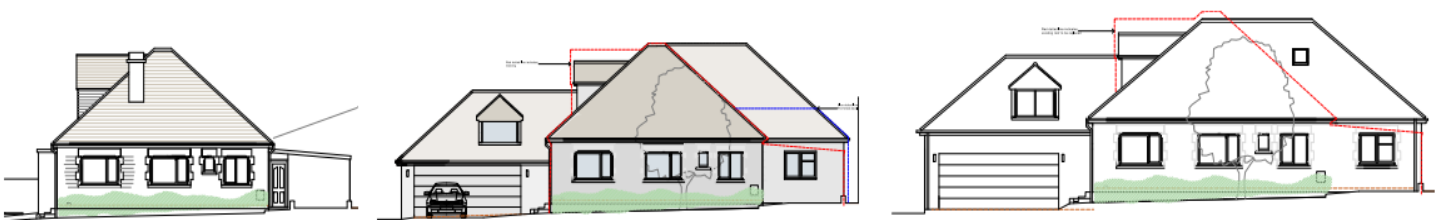
PROPOSAL

The proposal seeks planning permission for alterations to the proposed single storey side and front extensions which were approved under the previous application PL/2025/04722. The application is submitted using Householder application forms.

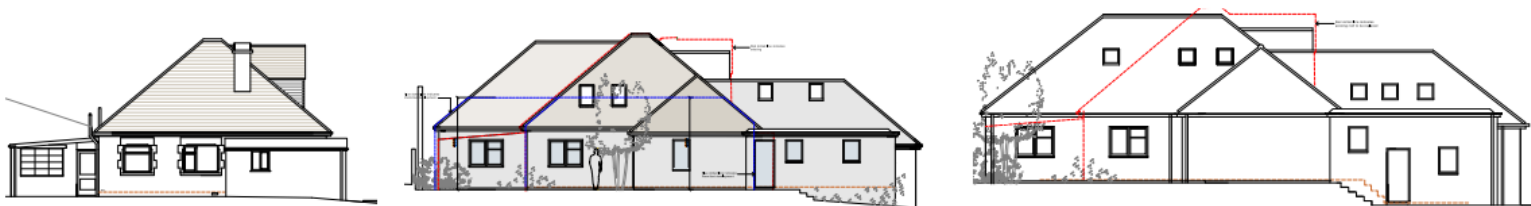
During the course of the application, an explanatory note was received which outlined in more detail the proposed alterations to the previous permission.



(Left-Right) Existing, As Approved and As Proposed South Elevations



(Left-Right) Existing, As Approved and As Proposed East Elevations



(Left to Right) Existing, As Approved and As Proposed West Elevations

The application site was previously granted planning permission for single storey side and front extensions to the main building.

This subsequent application seeks to alter the previous approved design. The main areas which are proposed to be altered are as following:

- Alterations to the proposed roofline to the west elevation
- Continuous eaves height and arrangement to the east and west elevations
- Proposed garage eaves and ridge height slightly increased
- Additional rooflights on the west elevation
- Setback of the extension on the north elevation omitted
- Utility elevation amended on the west and south elevations
- Internal floor layout amended

Altered roof line and eaves height/arrangement

The proposed amendments seek to rationalise the roofline across the east and west elevations. The omission of the previously proposed set-back element to the north elevation is proposed to achieve a uniform and coherent appearance, rather than the staggered arrangement previously proposed. In tandem with this revision, the eaves height and detailing to both elevations is proposed to be adjusted to provide a continuous and consistent eaves line.

Garage eaves and ridge height amendments

It is proposed to increase both the eaves and ridge height of the approved garage. The previously approved elevations indicated that the eaves would terminate approximately halfway up the adjacent ground-floor front window. The current amendment seeks to raise the eaves to align with the top of this window, together with only a modest increase in the overall ridge height.

Additional rooflights to the west elevation

The approved west elevation includes two rooflights serving the utility room, positioned just below the ridge of the garage, together with a further two rooflights set at the same height but positioned across the roof slope of the main building. It is now proposed to revise this arrangement, facilitated in part by the amended roof profile to the east and west elevations. Under the revised scheme, three rooflights are proposed to serve the utility room, positioned immediately above the eaves level, while a further three rooflights would be introduced at a slightly higher level, aligned with the garage ridge but located on the principal roof of the dwelling.

Set back of north elevation extension

The original permission incorporated a marginal recess to the north elevation, which served to reinforce the perception of the extension as a subordinate element to the host dwelling. The current proposal removes this recess, proposing for the north elevation to align flush with the adjoining wall, proposing a consistent and unified roof form along this elevation.

Utility room amendments

It is proposed to modify the flat-roofed utility room attached to the garage through alterations to external ground levels and a reconfiguration of the window and door arrangement. The overall footprint and dimensions of this element would remain as previously approved.

In terms of materials, it is proposed for the continued use of Bath Stone to match the existing building or potentially render, with the roof proposed to be double Roman tiles to match the existing building or potentially composite slate, with UPVC or colour coated aluminium windows. The main alterations to fenestration will arise from the amended and additional rooflights to the west elevation, the amended utility area also to the west elevation and an additional rooflight to the east elevation roof slope.

SITE DESCRIPTION/CONTEXT

The property known as 18 Greenhill is a detached two bedroom bungalow located on a junction with a no-through road along Greenhill in the village of Neston, approximately 2 miles from Corsham. The property exhibits a prominent first floor dormer window to serve an attic room conversion with a single storey lean-to garage to the side of the property and further single storey attached outbuildings. The property has an open frontage and a shared access with the adjacent neighbour, 18a Greenhill. The existing building is constructed from Bath stone with UPVC windows and doors and concrete double Roman roof tiles. The surrounding area is characterised by bungalows constructed in broadly matching materials and of similar appearance, with examples of two stories dwellings further afield within Greenhill.



Site Photo – Google July 2024

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

- Groundwater vulnerability – Minor
- Areas susceptible to ground water flooding - <25%
- Historic Buildings Sites and Monuments Records - Military Camp, Corsham
- Bath and BOA Bat SAC

PLANNING HISTORY

Proposal / Summary
PL/2025/04722 - Householder planning permission Decision - Approve with Conditions Date: 18/7/2025 – Proposed single storey side and front extensions
PL/2025/06847 - Non-Material Amendment Decision - Refuse Date: 22/9/2025 – Non material amendment on PL/2025/04722 for proposed minor amendments to window and door positions on the west elevation. Main roof adjusted with step in wall omitted on the west and east elevation.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity

Corsham Neighbourhood Plan:

- CNP HE1: Design
- CNP ED1: Proposals should take into account the Corsham Design Guide
- CNP E2: Achievement of sustainable development

Corsham Design Guide

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

Corsham Batscape Strategy

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 2: Achieving sustainable development
- Section 12: Achieving well designed places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential amenity
- Bath and BOA Bat SAC

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter with comments received in support of the proposal by neighbouring property, Quarry Wood. Comments were expressed to request consideration and prior notice to be given in relation to any potential for blocked access resulting from deliveries/collections.

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

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 ED1 of the Corsham Neighbourhood Plan states that proposals for new development should take into account the Corsham Design Guide. Policy CNP E2 states that all new development should seek to contribute to the achievement of sustainable development, whilst policy CNP HE1 states that all new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design, which means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

The Corsham Design Guide gives guidance for buildings and building details, specifically to retain the existing character of historic buildings and features, building heights of 2 or 2 ½

storey are favoured, materials that are in-keeping with the area (including local limestone and rubblestone, and dark grey, brown or red stone roofing materials) and windows and door designs of similar proportions to existing.

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 2 of the National Planning Policy Framework (NPPF) relates to achieving sustainable development, whilst Section 12 relates to achieving well designed places.

Officers consider the proposed works to be acceptable. The external alterations to the main building—including amendments to the roof form, a modest increase to the garage eaves and ridge height, alterations to the utility room on the west and south elevations and the omission of the previously approved set-back on the north elevation—are not considered to result in any unacceptable visual impact to the surrounding area and overall are considered sympathetic and in-keeping with the main dwelling and its surroundings.

Although the proposals would alter the appearance of the scheme previously approved under application reference PL/2025/04722, the resulting form and design remain broadly consistent with the consented arrangement. The development would not appear incongruous, overly dominant or excessively bulky within the context of the main building or its setting. The amendments to the roof form and massing would marginally extend the built form to the east and west elevations, however together with the associated increases in the garage eaves and ridge height, it is considered that the amendments are limited in scale.

Furthermore, the alterations and additions to the rooflights on the east elevation would enable a more balanced and visually cohesive roofscape, resulting in an overall sympathetic and coherent appearance.

With regards to the proposed materials, it is noted that the submission states the use of Bath stone to match the existing building or render. Additionally, the roof tiles are proposed to be double Roman tiles to match existing or composite slate. Given the current streetscene and overarching character of the locality, as well as the ambiguity as to the confirmed construction materials, Officers deem it appropriate to impose a condition regarding the materials to ensure that they match the existing building, to preserve the character and appearance of the surrounding area and to remain sympathetic to the existing material palette of the site and the wider vicinity.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policies CNP ED1, E2 and HE1 of the Corsham Neighbourhood Plan, Appendix D of the Wiltshire Design Guide, the Corsham Design Guide and sections 2 and 12 of the NPPF.

Residential 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 properties in proximity to the proposed works are 16 and 18a Greenhill, to the north and east of the site respectively, 26 Greenhill to the south and 7a and 9 Greenhill to the east across the main road.

The previous application, PL/2025/04722, concluded that the original proposal would not result in unacceptable impact on the residential amenity of the surrounding properties, whilst this subsequent applications seeks to alter the design and form of the building with only a minimal increase to the floor area to the north elevation with the removal of the recess.

16 and 18a Greenhill have direct views to the application site, owing to their current position, with No.26 overlooking the site but is positioned the other side of the no-through road. No's 7a and 9 will have vantage points across to the east elevation.

The overall footprint of the building is only proposed to marginally enlarge on the north elevation with the removal of the recess, ensuring that the separation distances as illustrated during the original application will remain in tact. Whilst it is acknowledged that the overall roof form will alter as a result of the works, it is not considered that the works would result in overbearing or overshadowing effects to the neighbouring properties. The inclusion of additional, and repositioning of existing roof lights to the east and west elevations are not considered to result in unacceptable overlooking or loss of privacy to the adjacent properties.

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. Overall, Officers are satisfied that the proposed works will not result in unacceptable harm to the residential amenity of adjoining and nearby neighbours, given the scale and design of the extensions and the proposed alterations sought. It is also considered that the proposal will not result in loss of light, overlooking or overshadowing impacts given the positioning of the windows together with the height and scale of the extensions. Therefore, the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Bath and Bradford on Avon 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 Box and Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

As previously mentioned, the application site is outside of the formal designations, but it is located within the buffer zone. However, upon visiting the site, the condition of the building, as well as the roof, 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, Officers were satisfied that the proposal would not have any negative impact on the SAC. Furthermore, no external lighting is proposed as part of the scheme, thereby it is considered that the proposal will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015), the Corsham Batscape Strategy and relevant legislative duties.

The planning history is material here also and this did not impose any conditions or requirements on the development. That consent remains extant and represents a fall-back position which indicates that no further information requests or conditions in relation to bats can be justified.

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

It is concluded that the extension is acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a sympathetic addition to the host dwelling that is designed to be in-keeping with the locality and the setting,

Overall, the application complies with CP50 and CP57 of the Wiltshire Core Strategy, Policies CNP HE1, ED1 and E2 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, The Corsham Batscape Strategy, Sections 2 and 12 of the NPPF and other relevant planning documents, policy and legislation.

As such, the application is recommended for approval, subject to the conditions set out below.

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:

2024 - 01286 – LOC – Location and Block Plan received 28.11.25

2024 – 01286 – 400 – Proposed Floor Plans and Elevations received 28.11.25

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

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