

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08881
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Villa Rose, London Road, Box, Corsham, SN13 8LY
DEVELOPMENT DESCRIPTION:	Proposed part single, part two storey rear extension, floor plan redesign and all associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for a part single storey, part two storey rear extension and associated works at Villa Rose, London Road, Box. Box is designated as Large Village within the Wiltshire Core Strategy. The application site comprises a link-detached residential dwelling, with the original house finished in bath stone, and set beneath a slate roof. There are later-addition single storey extensions at the rear which are finished in stone and glazing, and set beneath slate and a glass roof.

The proposal involves the demolition of the existing single storey rear extensions, and their replacement with a two storey rear extension in broadly the same location. A further single storey rear extension to the side, positioned behind the existing garage which sits to the side of the original dwelling.

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

- Green Belt
- Cotswold National Landscape
- Bath & Bradford on Avon SAC Consultation Zone

PLANNING HISTORY

Proposal / Summary

- N/82/00541/OL - Erection of one dwelling and two garages with alterations to vehicular access – Refused
- N/80/00933/F - Laundry and toilet extension to dwelling – Approved with Conditions
- N/79/00017/F - Use of ground floor room as office – Approved with Conditions

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 51: Landscape

- Core Policy 67: Flood Risk

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Bat Special Areas of Conservation – Planning Guidance for Wiltshire

CONSULTATION RESPONSES

Box Parish Council: No objection

Highway Engineer: No objection

REPRESENTATIONS

One comment was received from a neighbour:

"I welcome the proposed changes to Villa Rosa and recognise they are a much needed update of the house. I do however, have one caveat - that the addition of a new window on the right side elevation will directly overlook my property and consequently have a negative effect on my privacy. Unfortunately I am abroad at the moment and haven't been able to discuss this point with my neighbours, but I hope there is a solution that satisfies both parties."

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.

Principle of Development & Green Belt

The site is located within the urban area of Box, where the principle of domestic extensions is acceptable in accordance with CP51, CP57 and CP58 of the Wiltshire Core Strategy.

The application site is situated within both the Green Belt. Paragraph 142 of the NPPF sets out that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Given the application is for a rear extension to an existing dwelling within a Large Village (which has a settlement boundary), it would not result in adverse impacts in terms of affecting the openness of the Green Belt. Furthermore, the proposed extension and alteration of a building would not result in disproportionate additions over and above the size of the original building. As such, this is not inappropriate development within the Green Belt and accords with the NPPF.

Design and Impact upon the character and context of the area and Cotswold National Landscape

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal comprises a two storey rear extension to be finished in Cotswold stone with quoin detailing, set beneath a slate tiled pitched roof. The single storey extension would be finished in painted timber cladding, set beneath a fibreglass flat roof. The proposed materials would compliment the original house, and the size of extensions are subservient. 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.

The proposal, by virtue of its scale, siting within a Large Village, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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 proposed two storey rear extension would project approximately 3.5m. It is set away from the boundaries with neighbouring properties. The single storey extension is situated in between the two storey extension and Roseland Villa to the south. Given the siting and scale of the proposals, the development would not result in an unacceptable loss of light or an overbearing impact on adjoining dwellings.

One comment has been received from the adjoining neighbour, raising concern in respect of the new window in the side elevation to the family bathroom, and potential for overlooking. This window is proposed to be obscure glazed, and this can be secured by condition. Subject to condition, the proposal would not give rise to overlooking or loss of privacy.

No other side-facing windows are proposed, and there are therefore no further concerns regarding loss of privacy.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 proposed development would not result in any adverse impact on highway safety. The site already benefits from an outdoor parking space and a garage, which can accommodate some parking on site.

The proposed floor plans indicate three bedrooms and an office; and the proposal is for four-bedroom dwelling. However, realistically, the office is upstairs, and the property could be construed as a four-bedroom dwelling. Under Wiltshire's adopted parking standards, a four-bedroom dwelling requires three parking spaces. As there is existing parking provision at the site, and in this case arguably there is no net increase in the number of bedrooms, there is no requirement for additional parking provision.

Furthermore, adequate on-site parking and turning space already exists, and the Council's Highway Engineer has raised no objection. The development is therefore considered to provide suitable parking in accordance with Wiltshire's standards, and the access arrangements remain 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

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 application site is situated within the Bath and Bradford on Avon Special Area of Conservation consultation zone. The above guidance has been referred to in particular the process to be followed at section 7 and careful consideration of the proposals against paragraphs 3.1 and 4.1 of the guidance too. Given the proposal would remove single storey extensions with low roof profiles, and the building's location within a built up area, even though the proposal would cut into the main roof on balance the proposal would not likely impact the species that have led to the Special Area of Conservation designation. Consequently, no consultation with Ecology is required and it is assessed that there would be no harm to ecology interests.

As such, there is no conflict with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all 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 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The application site is in Flood Zone 1, and is identified as being at low risk of groundwater flooding. A small area to the rear of the dwelling is subject to surface water drainage constraints. The flood risk mapping shows areas of 1 in 30, 1 in 100 and 1 in 1000 annual likelihood of surface water flooding.

The application is accompanied by the Flood Risk Assessment, which sets out appropriate and proportionate mitigations measures. These include sealed external doors, the use of suitable flood-resilient construction materials, electrical fittings positioned within ceilings and walls rather than at floor level, drainage channels and ACO drains where necessary, and the

use of a soakaway to reduce surface water run-off. In addition, the occupants will register for Environment Agency flood alerts. In the event of a flood, electricity would be isolated at the consumer unit and sandbags deployed.

The proposal involves the replacement of existing extensions, with the footprint of the proposed extension being only modestly larger. Not all of the rear garden is affected by surface water constraints, and part of the extension would be located outside areas identified as being at increased risk of surface water flooding. Having regard to this, and the mitigation measures proposed, it is considered that the development would not be adversely affected by flooding and would not increase flood risk elsewhere.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, flood risk, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy (CP50, CP51, CP57 & CP67), and the National Planning Policy Framework. 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 and documents:

Plan as received by the LPA 29/01/26:
Proposed Elevations and Sections B262214-3200 Rev B

Plans as received by the LPA 13/11/25:
Location Plan
Block Plans B262214-3000 Rev A
Proposed Floor and Roof Plans B262214-3100 Rev A

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

3. The new window in the southern elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives to Applicant

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.