

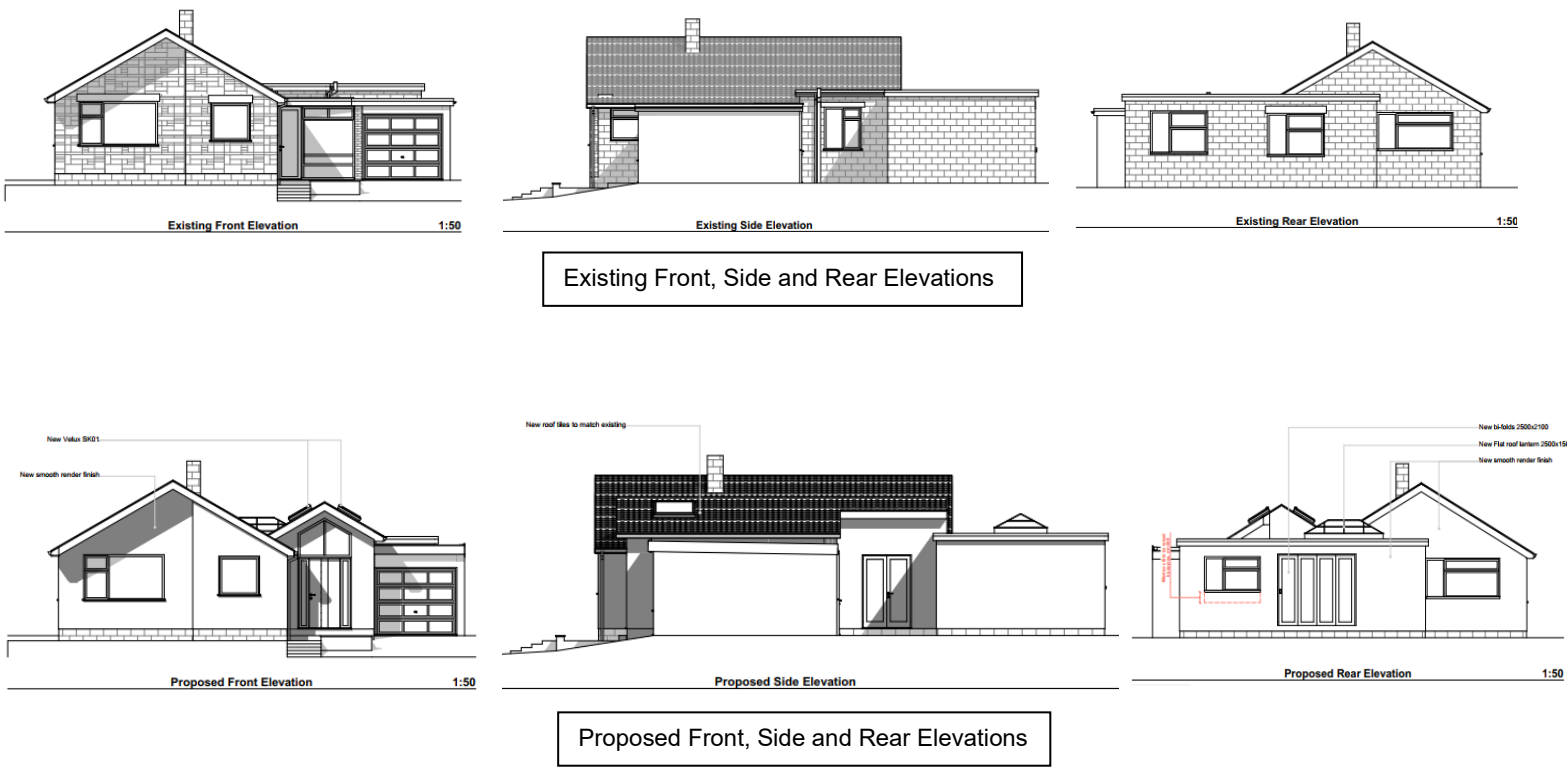
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00038
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	70 Broadmead, Corsham, SN13 9AP
DEVELOPMENT DESCRIPTION:	Single storey front extension, part garage conversion, part-redesign of flat roof element to the side to form new dual pitched roof, installation of roof lantern to the rear flat roof.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey front extension, a partial garage conversion, a part redesign of the flat roof element to the side of the dwelling to form a new dual pitched roof and the installation of a roof lantern to the rear flat roof. The application is submitted using Householder application forms.



It is proposed to construct a single storey front extension to allow for the remodelling of the existing entrance porch. The current porch comprises a single storey glazed structure set at an angle to the main entrance and recessed from the principal elevation. The proposed extension will project further forward than the existing side garage, creating a more coherent and prominent entrance feature. The existing flat-roofed porch is to be replaced with a

dual-pitched roof form that reflects the character of the front gable, albeit at a reduced height to maintain subservience and will incorporate matching roof tiles to that currently displayed on the main dwelling. The fenestration will be revised to remove the extensive glazing currently present and introduces a centrally positioned front door with full length side lights and angled feature windows above, complimented by a velux rooflight on each slope of the new pitched roof.

The existing single garage is located to the side of the property adjacent to the existing porch. It is a flat roof structure which incorporates a rear window overlooking the rear garden. The garage currently already benefits from an internal entrance door into the main dwelling. The proposed partial conversion will subdivide the internal floor area. Whilst retaining the front section of the garage for vehicular parking, the insertion of an internal partition wall enables the rear section to be separated and converted for use as a utility room with access via the main dwelling and the existing rear entrance door which, along with the existing rear window, are proposed to be retained.

The proposed roof lantern is situated above the rear open plan kitchen and dining area. This section of the property is a flat roof structure, whilst the roof lantern will be of a 'hipped' design raised above the existing roof. Owing to its raised form, the roof lantern will be partially visible from the front of the property, seen within the gap between the two opposing roof slopes of the front gable and the dual-pitched roof over the entrance porch.

Additional alterations include minor alterations to the existing fenestration to the proposed side and rear extensions, whilst also introducing smooth render as a construction material to the front and rear elevations.

SITE DESCRIPTION/CONTEXT

The site referred to as 70 Broadmead is a linked-detached bungalow situated within an established residential development in Corsham. The property is set back from the main road at a marginally higher ground level than the road itself and benefits from off-road vehicular parking to the frontage. The main dwelling features a prominent front gable with a pitched roof, whilst the attached porch and single garage and both flat roofed. The building is constructed from reconstructed stone, whilst the surrounding area is characterised by semi and link detached bungalows of similar finish, design and construction to the application site.



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

- Countryside Character Area – Cotswolds
- Negligible risk from groundwater flooding
- Bat SAC zones of impact

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity

Corsham Neighbourhood Plan:

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

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 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
- Bat SAC zones of impact

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments have been 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

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 12 of the NPPF expects a good standard of design.

Overall, the proposed works are considered acceptable and will not result in unacceptable visual impact. By reason of the scale, design and choice of materials, the additions are regarded as subservient and sympathetic to the host dwelling, remaining in keeping with the character of the property, its plot, and the wider streetscene. Although the introduction of render represents a new material within the dwelling's existing palette, it is not considered visually intrusive, as similar examples of rendered elevations are present within the immediate vicinity which enables the proposal to integrate within the surrounding area. The proposed porch extension, despite projecting further forward than the existing structure, would not result in an overdeveloped appearance and would provide a more coherent and unified frontage. The reduced height of the dual-pitched roof ensures it remains lower than the main front gable, thereby maintaining an appropriate level of subservience.

The internal subdivision of the garage will retain adequate space at the front for vehicular parking, with the rear section providing additional accommodation ancillary to the main dwelling. Finally, the raised roof lantern to the rear, positioned at a height lower than the main roof ridge, will only be partially visible between the opposing slopes of the front gable and porch roof and is not considered to appear incongruous.

Therefore it is considered that the proposal complies with Core Policy 57 of the Wiltshire Core Strategy, policies ED1, ED2 and HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and section 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 property is in close proximity to 68 and 72 Broadmead, to the NE and SW respectively.

The application site is link-detached to No.68, attached by the single garage. The separation distances to No.68 will be retained as the current built form is not proposed to be extended in closer proximity to the building. Whilst the proposed works to the porch will alter its dimensions and built form, the dual pitched roof is not considered to create any unacceptable overshadowing or overbearing effects given the increase in height from its existing flat roof form. Whilst it is acknowledged that additional fenestration will be introduced by the inclusion of the proposed rooflight to the porch pitched roof, the height and positioning of the rooflight is not considered to result in any unacceptable overlooking or loss of privacy.

The proposed works will also not encroach upon and decrease the existing separation distances with No.72. The works to the proposed porch will be largely concealed from view due to the height and positioning of the front gable. Additionally, the existing side elevation adjacent to the shared boundary with No.72 is not proposed to introduce any additional fenestration directly overlooking the boundary.

Additionally, the works to the front of the dwelling – namely the porch extension and associated alterations – will be visible from the properties fronting the application site which are No.91 and No.93 Broadmead. However given the separation distances between these properties and the application site, the works are not considered to result in unacceptable impact to residential amenity.

Lastly, the properties to the rear of the application site are 6 and 8 Woodborough Road. There may be vantage points across to the application site from these properties. The footprint of the rear of the building is proposed to remain unchanged, thereby maintaining the established separation distances, with the main changes derived from the inclusion of the raised roof lantern. The alterations to the front of the building will be largely concealed from view with the exception of a partial view to the dual pitched roof to the porch.

Therefore it is considered that overall, the proposed works will not result in unacceptable harm to the residential amenity of either adjoining neighbour or those positioned across the main road, given the scale and design of the porch extension and the alterations to the garage and rear elevation. It is also considered that the proposal will not result in loss of light, overlooking or overshadowing impacts given the positioning of the windows and the height of the rear rooflight. 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.

Bat SAC Zones of Impact

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. 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.

Although the application site is located within the Bat SAC Zone of Impact, the nature, scale, and location of the proposed works are not considered to give rise to any adverse effects on bats or their associated ecological networks. The development relates solely to minor alterations to the existing built form and does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitat for SAC bat populations and the wider foraging resource and established commuting corridors within the surrounding landscape will remain unaffected.

There is no evidence of roosting potential within the parts of the building affected by the works, and no structural features suitable for bats will be disturbed, destroyed, or modified as part of the proposal. Therefore, given the limited and localised nature of the works, the absence of direct impacts on potential roost features and the retention of all external habitat features that support bat activity, the proposal is not considered likely to give rise to any significant effects on bats or the integrity of the SAC. Therefore, 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) and relevant legislative duties.

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 proposed works are acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposed works to the front porch would, by reason of its height, scale, design and materials used, constitute a sympathetic and subservient addition to the host dwelling that is in-keeping with the locality and the setting and would not result in an incongruous or overbearing addition. Furthermore, the overall proposed works are considered proportionate to the main dwelling, whilst specifically the proposed alterations to the garage and rear elevation are considered sympathetic to the existing appearance of the dwelling. Lastly, it is not considered that the proposal would result in unacceptable harm to the character of the locality or the interests of ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, the Corsham Batscape Strategy 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:

3347 B – 03 – Proposed Ground Floor Plan received 13.01.26

3347 B – 05 – Proposed Roof Plan received 13.01.26

3347 B – 07 – Proposed Elevations received 13.01.26

3347 B – 10 – Location and Site Plan received 13.01.26

3347 B – 08 – Section AA received 13.01.26

3347 B – 09 – Section BB received 13.01.26

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