

RIBA STAGE 3 - PLANNING STATEMENT FOR NON-MATERIAL AMENDMENT (NMA) – SECTION 96A Extension and Alterations at 1 Priory New Road, Corsham SN13 0AZ February 2026

SUMMARY

Wiltshire Council LPA approved application PL/2024/04749 to extend and alter the existing dwellinghouse in January 2025. This amendment seeks consent to alter the proposed material palette with the inclusion of a colour-through render on the north-eastern gable (facing 2 Priory New Road).

CONCLUSION

The application seeks to vary Condition 2 of the Decision Notice, replacing and superseding the approved drawings:

- Drawing 281.3.120 Rev D - Proposed Elevations 1
- Drawing 281.3.121 Rev D - Proposed Elevations 2

with the revised drawing appended with this application, namely:

- Drawing 281.3.120 Rev E - Proposed Elevations 1
- Drawing 281.3.121 Rev E - Proposed Elevations 2

MATERIALS

As stated within the Corsham Design Guide, there are a variety of facing materials present across buildings within the area. The immediate surrounding area uses a number of masonries (including limestone, brick, and reconstituted stone), which is reflected in the approved scheme's proposed use of natural stonework. This amendment proposes the use of cream-coloured render to the north east gable to complement the stonework elsewhere. This is consistent with its use elsewhere in the vicinity, as evidenced with Figure 2 (below left).

CONSULTATION

This follows recommendations given during the initial Householder application by the Case Officer, Clair Pratt, by email, on acceptable facing materials, and echoes the use of render on surrounding properties, most closely at 118 Priory Street.

CONCLUSION

The proposed amendment is consistent with both the surrounding material palette and advice given by the Case Officer during the course of the original application. Further, given the relative small, and discrete, extent by which the proposal alter the approved scheme, it is hoped the application should be considered for approval

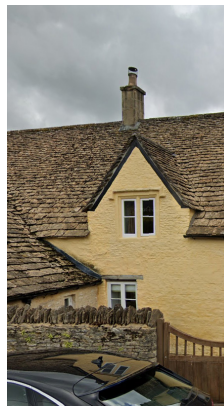


Fig 1. The existing property is concealed from view from Priory Street. The roughcast rendered 118 Priory Street sits to the right; 1 Priory New Road sits obscured behind the tree line.

Fig 2. There are a numerous examples of render used in the locality, including (from left); gable elevation at 108 Priory Street; roughcast rendered 118 Priory Street; painted render at Cumberland House.

SCALE AND FORM

SCALE

Applicants note the concerns expressed by Corsham Town Council that the previous scheme would amount to over-development, and have responded accordingly. The revised scheme amounts to a significant reduction in scale and accommodation, with a reduced eaves line at the rear ensuring the extension would read as subservient to the host dwelling. Further, by lowering the eave by ~800mm, accommodation has been lost within the proposed attic space, meaning proposed works are now for a four bedroom house (previously five).

Supporting volumetric calculations have also been provided, which were used to appraise the design during its revised development. No archive material expressly evidences the 'original' house as it stood on 1 July 1948, but historic maps note a rear extension within the footprint of 1 Priory New Road (see Appendix A). Excluding any historic outbuildings, the proposed extensions would amount to a 43% increase on the original dwelling. This is considerably smaller than the ~67% increase that could be achieved if the house exercised Permitted Development rights.

To the side, the proposed extension sits back from the line of the existing workshop, and is tucked back from the host dwelling's principal elevation to conceal it from view when approached from Priory Street. The design has been squared off from first floor and above to match the existing geometries and to avoid an oblique elevation.

FORM AND STYLE

The design reflects the styling of the surrounding Victorian character, as recognised within the Corsham Design Guide. While the site lies between the defined 'Kings and Queens' and 'Priory Street' Character Areas, guidance has been taken from the Priory Street appraisal given its proximity and the similarities present.

A reduced eaves line allows the extension to read as subservient to the host dwelling, and provides a catslide roof at the front in lieu of the previously shown flat roof. The introduction of gablet dormer windows to the rear match the styling of the dormer over the side catslide, and again echo a wider feature of the existing historic buildings, noted by the Corsham Design Guide.

ACCESS

ACCESS & PARKING

Proposed works amounts to a net gain of one vehicular space within the site's curtilage, an improvement on the existing condition where all vehicular parking is displaced to the private road. The space meets the minimum dimensions of 2.4 x 4.8m.

The proposed provision meets the requirement given the Highway Engineer (received via email 12.08.24), which were predicated the previous proposed five-bedroom house.

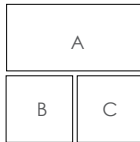


Fig 3. Existing rear courtyard to Manor Farm

Fig 4. Proposed material palette, comprising of a) natural slate tiles (new roof to match existing),
b) existing natural ashlar limestone, and c) cream-coloured roughcast render

APPENDIX A: HISTORIC MAPS

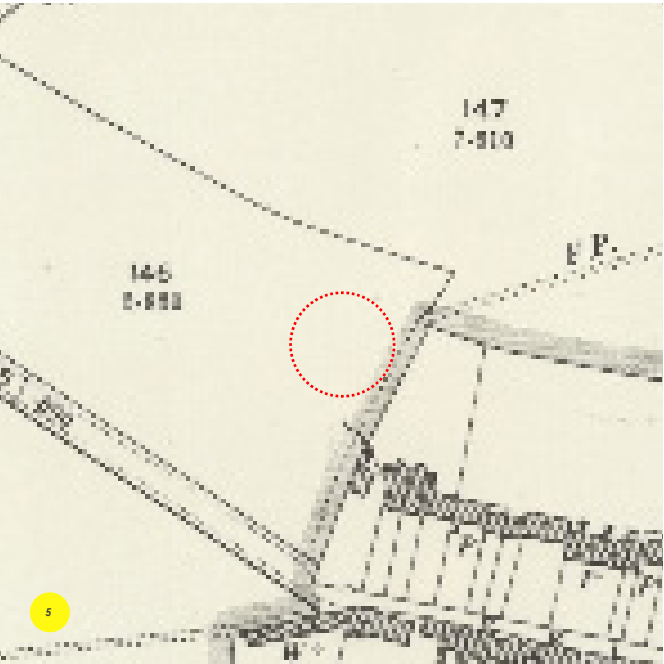


Fig 5. 1900 Ordnance Survey Wiltshire XXV.8 (Corsham)
No dwelling present.

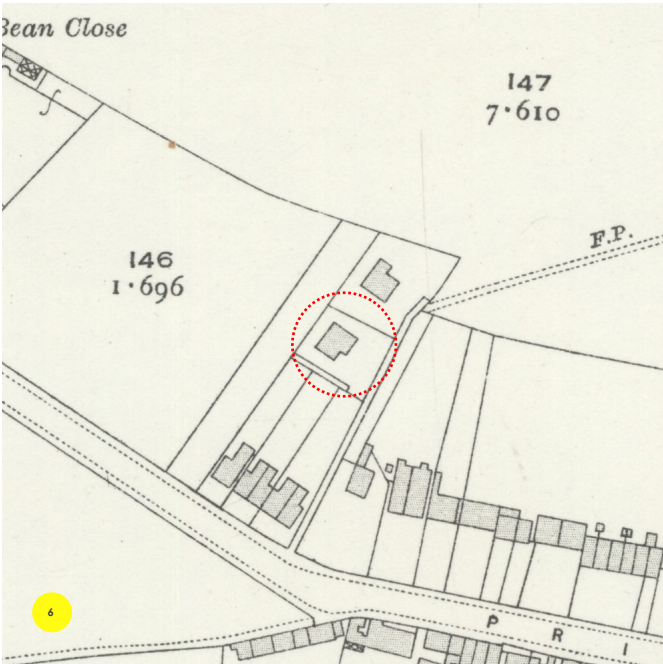


Fig 6. 1921 Ordnance Survey Wiltshire XXV.8 (Corsham)
Earliest available map showing footprint of 1 New Priory Road. Footprint clearly includes evidence of extensions to the rear.

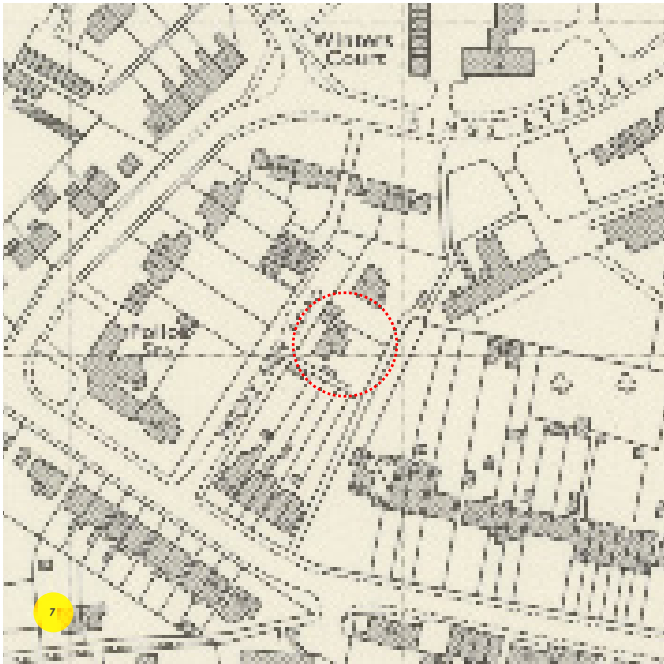


Fig 7. 1970 Ordnance Survey Wiltshire XXV.8 (Corsham)
Rear extension and outbuildings shown. NB: outbuildings omitted from volumetric calculations.

APPENDIX B: VOLUMETRIC CALCULATIONS

	Volume /cu.m	Cumulative total	% increase
Original House*			
Dwellinghouse		455 455	
Outbuildings	(Excluded)	455	
TOTAL VOLUME /cu.m		455	

Allowable increase under Permitted Development			
Total volume of Original House	455 455	0%	
Less demolished extensions and outbuildings	-175 280	-38%	
New two storey rear and single storey extensions and roof conversion sized within allowable Permitted Development volumes			
Permitted Development volumes	333 613	35%	
New outbuilding, notionally sized	148 761	67%	
TOTAL VOLUME /cu.m		761	67%
PROPOSED INCREASE OVER ORIGINAL		306	67%

Current application			
Total volume of existing dwellinghouse	455 455	0%	
Less demolished extensions and outbuildings	-175 280	-38%	
Proposed extension	370 650	43%	
TOTAL VOLUME /cu.m		650	43%
PROPOSED INCREASE OVER ORIGINAL		195	43%

*An original house is a residential dwelling as it was first built or as it stood on or before 1 July 1948 (when it was built before that date). Any extension, even if completed by a previous property owner, is not the original house (unless it was in place on 1 July 1948).

Key	Volume added /cu.m
Original House	455
Less demolished extensions and outbuildings	-175
Allowable increase under Permitted Development	306
Current application	195

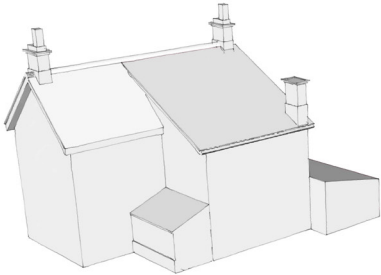


Fig 8. Original house, viewed from rear

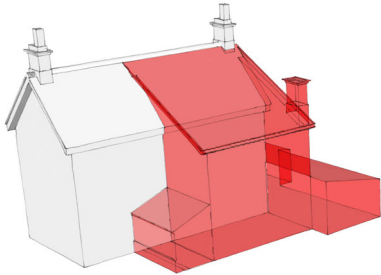


Fig 9. Proposed extent of demolitions shown in red

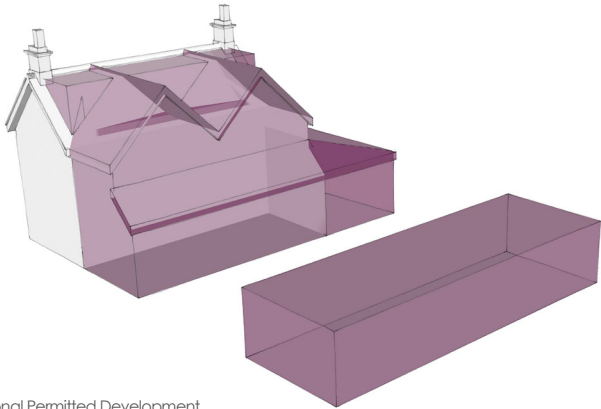


Fig 10. Notional Permitted Development volumes shown in blue

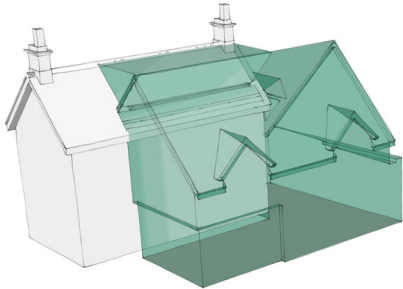
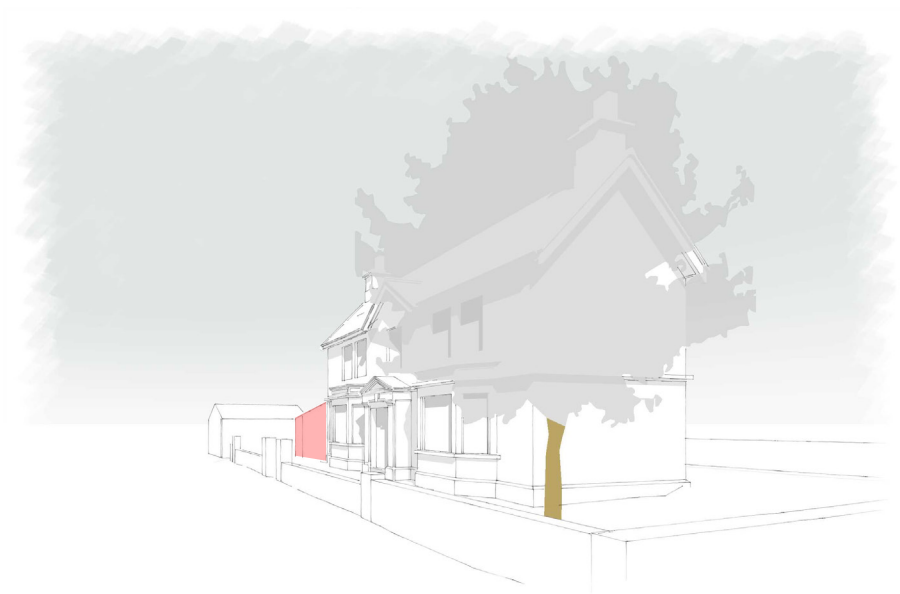


Fig 11. Proposed extensions in green





EXISTING VIEW 1 - APPROACH FROM PRIORY STREET / SOUTH-WEST ASPECT



PROPOSED VIEW 1 - APPROACH FROM PRIORY STREET / SOUTH-WEST ASPECT



Fig 12. Photograph of existing condition, showing side lean-to extension obscured from view



EXISTING VIEW 2 - VIEW FROM PRIORY NEW ROAD / SOUTH-WEST ASPECT



PROPOSED VIEW 2 - VIEW FROM PRIORY NEW ROAD / SOUTH-WEST ASPECT



Fig 13. Side extension only visible when approaching the site curtilage

VIEW 3



VIEW 5



VIEW 7



VIEW 4



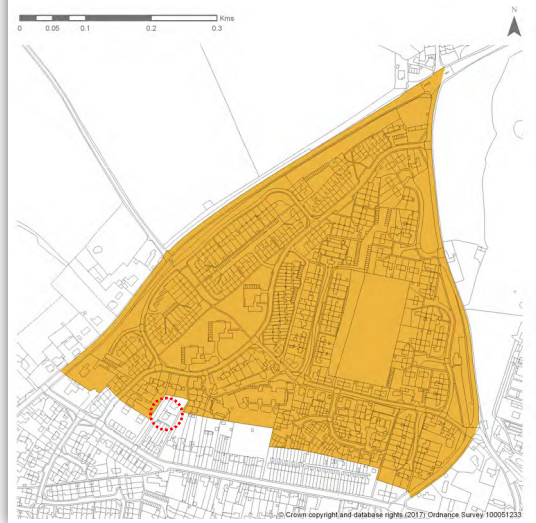
VIEW 6



VIEW 8



3.3.6 Character Area 6 - Kings and Queens



3.3.8 Character Area 8 - Priory Street

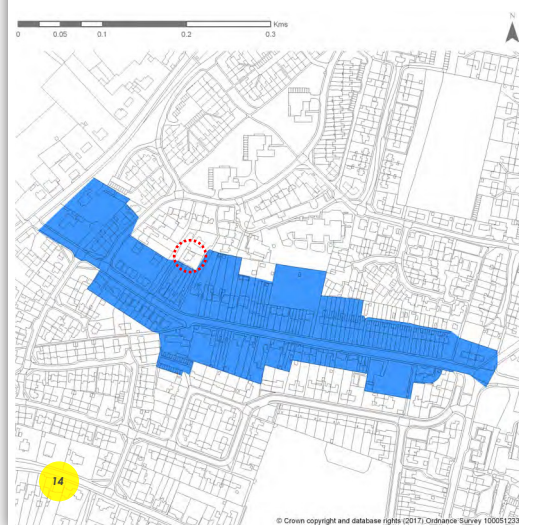


Fig 14. The site (circled in red) falls between defined Character Areas, but abides by the guidance given for Priory Street (shown right)

SPECIFIC DESIGN GUIDANCE FOR REFURBISHMENT, EXTENSIONS AND NEW DEVELOPMENT

Note: General design guidance in chapters 3.2 also applies

Natural features (topography, micro-climate, water, vegetation)

- Encourage tree and hedge planting in private front gardens; consider encouraging tree planting along road following common theme, creating an alley effect;
- Retain existing trees in graveyard and replace any dead/dying trees with similar species.

Views (external and internal)

- Retain view along Priory Street with its characteristics.

Addressing existing detracting features

- Providing extra hedges and trees would help to further improve views and detract from the car parking.

Development/road pattern

At the moment, there is not much space for any large-scale development in the character area.

Building density/openness

- Retain density largely as existing; for any new development, the character of the western part of Priory Street would be able to absorb a higher density than existing; avoid detached houses and bungalows.

Buildings in relation to road

- Retain principle of long front gardens to the north of the road and small or no front gardens to the south of the road;
- New buildings to be aligned parallel to the road.

stone hooded doorways. If porches are used, these have to be carefully designed to not look contrived and/or out of place.

Other specific building features

- For new housing, dependant on where they are located in the character area, consider designs picking up specific building features nearby;

Streetscape

Street furniture (seating, lighting, signage, enclosures, etc.)

- Consider uniform design for cycle/vehicular barriers at footpath entrances, e.g. black painted metal;
- Coordinate signage to minimise clutter.

Property boundaries

- Retain and encourage property boundaries formed by stone walls with or without hedges. Hedges without walls would also be acceptable;
- In eastern part/northern side of road retain white picket fence gates, and consider expanding this scheme further west and throughout the character area;
- On southern side of road, where there are front gardens both for new and old properties, encourage stone walls and/or hedges, black painted metal fencing is also in keeping with the character; discourage concrete walls and timber fencing.

Surface materials

- Consider using limestone flags for pavements along eastern and southern stretch of Priory Street.

Open Space

- Retain graveyard and allotments.

Uses and Activities

- Encourage uses in keeping with the local character, i.e. residential and small business.

Road pattern

- The character area only contains one road, the alignment of which should be retained.

Parking

- While parking on the road can cause problems, it also reduces traffic speed, which makes the road safer. However, for new housing, facilities should be provided on the properties to not add more parking pressure.

Buildings and building details

Existing historic buildings and features

- Retain existing character of historic buildings and features (listed and non-listed), including entrance doors with hooded doorways, date plates, porches and dormer windows.

Building mass and height

- Building height of 2-storeys to be favoured; avoid bungalows and 3-storey buildings.

Materials

- Favour local limestone, rubble stone and dressed, to match vernacular style as main building material. White/cream/yellow render is also in keeping with the character;
- Re-constituted stone can be considered if its appearance fits in with the natural limestone.

Roofs

- Favour dark grey, brown or red stone or concrete tiles as roofing material;
- Favour pitched roofs 30 to 60 degrees to match existing.

Windows and doors

- Favour window designs of similar proportions to existing, avoiding large panorama windows;
- Windows of sliding sash or casement styles would all be in keeping;
- Consider designs picking up character of individual entrance doors with

Access and Movement

Vehicular

- Discourage over-complicated traffic management, subject to road safety.

Pedestrians and cyclists

- Improve surfacing of existing pavements;
- Consider additional road crossing point in west of character area opposite entrance to footpath.

Town Gateways

- Currently, the lack of signage on the A4 indirectly discourages access through to the town centre. This keeps traffic on Priory Street at manageable levels given the amount of street parking and problems already associated with that; as such the gateway into town from Priory Street should not be further promoted.

Green Infrastructure and Batscape

- There are currently no viable options for enhancement in this area due to the densely urban nature of this character area.

APPENDIX E: WILTSHIRE COUNCIL - PLANNING POLICY MAP AND CONSERVATION AREAS

