

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00290
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Cleaves Avenue, Colerne, Chippenham, SN14 8BX
DEVELOPMENT DESCRIPTION:	Demolition of existing rear conservatory to allow for new side and rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing rear conservatory and for the erection of single storey side and rear extensions. The application is submitted using Householder application forms.



Existing Front, Side and Rear Elevations



Proposed Front, Side and Rear Elevations

The existing Victorian-style conservatory to be removed is located on the left-hand side of the rear elevation, whilst the proposed rear extension is proposed to span the entire width of the rear façade. The proposed floorplans include an overlay to demonstrate the comparative footprints and illustrates that the end wall of rear extension is proposed to be marginally set back than the current rear projection of the conservatory. The proposed built form of the extension is a flat roof structure with 3 integrated flat rooflights above, constructed from random coursed mortared natural Cotswold stone, with the stonework colour and mortar to compliment the existing stone to the original dwellinghouse, whilst also incorporating timber weatherboarding to the rear elevation. In terms of fenestration, double doors enable access to the rear garden, with an adjacent full-length window serving the garden room.

The proposed side extension is positioned set back from the front façade of the building and is also proposed to be a flat roof structure with a single integrated rooflight. The current arrangement enables access to the dwelling via an integrated side entrance, whilst the proposed extension enables an enlarged lobby and entrance area to include the repositioned front door. Construction materials constitute timber weatherboarding to the front elevation, with the use of random coursed mortared natural Cotswold stone to the side and rear walls to blend with the rear extension. The only fenestration proposed to the side extension is in the form of a small casement window to the rear, whilst the a casement window will replace the former front door on the main dwelling.

SITE DESCRIPTION/CONTEXT

The site known as 8 Cleaves Avenue is a two storey detached dwellinghouse, situated on a corner plot within an established residential area along a no-through road off of Cleaves Avenue in Colerne, which is considered a large village within the Cotswold National Landscape. The property has a pitched roof, with the front elevation featuring an integrated garage and a ground floor sloping roof addition projecting from the front wall which forms part of the ground floor lounge, whilst the main entrance to the property is located to the side elevation. The property is constructed from reconstituted coursed stone to the external elevations, with double glazed grey UPVC windows and doors and a plain artificial slate roof. The surrounding area is characterised by detached dwellings of similar character, style and appearance with open frontages.



There are no listed buildings near to the application site and is not in the Colerne Conservation Area. The application site is subject to the following planning policy constraints:

- Cotswold National Landscape
- Countryside Character Area – Cotswolds
- Groundwater levels are at least 5m below the ground surface – Flooding from groundwater is not likely
- Bat SAC Zones of Impact

PLANNING HISTORY

None relating to this property.

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

Colerne Neighbourhood Plan (Made March 2022)

- BE1: Character and design
- NE1: Landscape and natural environment

Cotswolds National Landscape Management Plan 2025-2030

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies
- Policy CE7: Historic Environment and Cultural Heritage

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

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places
- Section 15: Conserving the Natural Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area and the Cotswold National Landscape
- Residential Amenity
- Bath and BOA Bat SAC

CONSULTATION RESPONSES

Colerne Parish Council: Support

REPRESENTATIONS

No comments were received. The application was publicised by direct neighbour letter, however no representations have been made.

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, appearance and landscape

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 BE1 to the Colerne Neighbourhood Plan requires new development to be of a high quality.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area. Policy NE1 to the Colerne Neighbourhood Plan requires new development to maintain adequate open landscape space.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting. Lastly Policy CE7 states that development should be delivered in a way that is compatible with and seek to further the conservation and enhancement of heritage assets and their setting.

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. Section 12 of the NPPF expects a good standard of design, whilst 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.

Overall, by reason of the scale, design and proposed materials, the development is considered acceptable and in-keeping with the existing character and appearance of the dwelling, and will not result in unacceptable visual impact to the main building or the surrounding area. Whilst the proposed extension will introduce increased bulk and mass to the rear elevation and increase the footprint in comparison with the conservatory being removed, the extensions are still considered to represent proportionate and sympathetic additions which will remain subservient to the main building. It is acknowledged that the development will introduce contrasting materials to that used in the existing material palette of the building (ie. an element of timber cladding compared to stone), it is to be used on the rear elevation which is not overtly visible to the street scene, and given its relatively discreet use, is not considered to result in an unacceptably incongruous appearance.

Given the positioning of the building within an established residential area, the location of the works to the side and rear of the property are somewhat screened from public view and will not be visible from long-reaching views within the National Landscape, thereby the proposed works are considered to be an acceptable proposal which helps preserve the views and scenic quality afforded to this location.

Therefore it is considered that the proposal complies with Core Policies CP57 and CP51 of the Wiltshire Core Strategy, policies BE1 and NE1 to the Colerne Neighbourhood Plan, as

well as policies CE1, CE4, CE6 and CE7 of the Cotswolds National Landscape Management Plan 2025-2030. In addition, the proposal complies with NPPF Sections 12 and 15, as well as the Wiltshire Design Guide, in demonstrating good quality design that compliments and is sympathetic to the host dwelling and surrounding area.

Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The properties in closest proximity to the proposed development comprise No. 9 Cleaves Avenue to the east and Nursery House to the west, with Foxcroft and No. 1 Huddlestone situated to the northwest and south respectively.

The proposed works would bring the footprint of the dwelling closer to the shared boundaries with both No. 9 Cleaves Avenue and Nursery House. The single-storey rear extension spans the full width of the existing rear elevation, thereby increasing the perceived mass adjacent to the boundary with No. 9 Cleaves Avenue. However, as the extension incorporates a flat roof, its overall height remains modest and visually unobtrusive, and no fenestration is proposed within the side elevation facing the boundary.

The single-storey side extension, which accommodates the lobby and relocated entrance, is positioned directly adjacent to the boundary with Nursery House. This boundary is defined by a tall stone wall, and Nursery House itself features a substantial glazed structure along the boundary that is likely to provide a degree of visual buffering, helping to screen views of both the side and rear extensions. No fenestration is proposed within the elevation facing the boundary; however, the existing side-elevation front door is to be replaced with a casement window. The use of a flat roof ensures that the overall roof profile remains low and relatively unobtrusive in relation to the boundary.

The boundary with Foxcroft is also defined by a substantial stone wall. Although the proposed side extension will be visible from this property, it is sufficiently set back from the principal elevation with no additional fenestration proposed to the front façade.

Similarly, the proposals will be visible from No. 1 Huddlestone to the rear. A comparison of the existing conservatory footprint with that of the proposed extension demonstrates that, while the extension spans the full width of the rear elevation, its footprint is set back further than the existing conservatory, thereby marginally increasing the separation from the rear boundary. With reference to the existing and proposed fenestration arrangements, the works are not considered to result in an overall increase in glazing with the resulting fenestration comparative to the existing arrangement.

Given the height and scale of the design, the positioning of the doors and windows to the extensions and the separation distances between the application site boundary and the

surrounding properties, it is considered that the proposed development will not result in unacceptable impact on residential amenity, nor it is expected to result in loss of light, overshadowing or overbearing effects. Whilst there is a minor increase in fenestration, it is concluded that this would not give rise to any unacceptable levels of overlooking, 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.

Ecology

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 ground floor extensions and 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, policy NE1 to the Colerne Neighbourhood Plan 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

The proposed works are considered acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the ground floor extensions would,

by reason of their height, scale, design and materials used, constitute sympathetic and subservient additions to the main dwelling that are in keeping with its existing character and appearance of the building. The current position and orientation of the dwelling provide a degree of screening to the works, with the scheme not wholly visible from long-reaching views within the National Landscape, thereby helping preserve the views and scenic quality afforded to this location. Overall, the application complies with CP50, CP51 and CP57 of the Wiltshire Core Strategy, policies BE1 and NE1 to the Colerne Neighbourhood Plan, Policies CE1, CE4, CE6 and CE7 of the Cotswolds National Landscape Management Plan 2025-2030, the Wiltshire Design Guide, Sections 12 and 15 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:

Location Plan received 15.01.26

297.3.130 – Proposed Perspectives (1) received 15.01.26

297.3.131 – Proposed Perspectives (2) received 15.01.26

297.3.110 – Proposed Floor and Roof Plans received 15.01.26

297.3.100 – Proposed Site Plan received 15.01.26

297.3.120 – Proposed North and West Elevations received 15.01.26

297.3.121 – Proposed South and East Elevations received 15.01.26

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