

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09922
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Ludmead Road, Corsham, SN13 9AS
DEVELOPMENT DESCRIPTION:	First floor extensions over garage and study. Ground floor single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor extension over the existing adjoining garage and study and a ground floor single storey rear extension. The proposal will be finished in stone faced block on the front elevation, with the remaining elevations finished in render. The roof will be concrete tile as existing. Rainwater goods will be UPVC as existing and boundary treatments will be timber fence as existing.

SITE DESCRIPTION/CONTEXT

The site is a detached property in a development of post war residential development in a typical 1960/70s style. The area is typified by a broadly consistent vernacular. The area is largely residential with surrounding properties being situated on large plots.

PLANNING HISTORY

Proposal / Summary
N/97/02659/FUL - Full planning permission Decision - Unknown Date: 2/2/1998 – EXTENSION TO DWELLING EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Corsham Neighbourhood Plan

- Policy HE1 – Design and historic environment

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

No comments were 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

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.

While reasonably substantial, the extension does not exceed the eaves and ridge height of the existing property, and its mass not considered to overwhelm that of the existing. The locality is typified by detached and semi-detached properties on reasonable sized plots, and the footprint of the proposal is not considered to result in an overdevelopment of the plot in this instance and context. As such it is not considered that the cumulative increase from the extension over the existing garage and across the rear of the property would suggest that the host dwelling is overly large or dominant.

In terms of design the resulting appearance and form of the property is a typical example of a modern residential dwelling. The chosen material palette and form ensures that the resulting dwelling relates well to the immediate host property and the wider area, with the majority of the extension taking place in the rear garden, leaving the front elevation to the street scene

being less affected. It is considered that the proposal complies with the requirements of the Corsham Neighbourhood Plan and associated design guide.

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 and Policy HE1 to the Corsham Neighbourhood Plan.

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 proposal will see a noticeable increase in the built form and it is noted that the proposal will see an increase in built form in relatively close proximity to the boundary with the neighbouring property (No 20).

While there is an increase in the built form it is noted that there is still space between the properties and due to the relative distances the proposal in this instance is not considered to result in unacceptable impacts upon the amenity in terms of loss of light and overshadowing.

No windows are proposed on the side elevation at floor level and as such it is considered that no unacceptable impacts in terms of overlooking would occur. It is noted that there will be new windows at first floor level in the rear elevation. While these are new windows it is considered that any resulting impact would be broadly comparable with that currently experience from the existing windows. As such it is not considered that the proposal would result in unacceptable amenity impacts.

As noted previously the proposal will see an increase in the built form. While this would be noticeable it is considered that the proposal is acceptable in terms of scale and does not suggest that the proposal is dominant within the plot. As such it is not considered that the proposal would result in an unacceptable impact in terms of overbearing on the neighbouring property.

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

Ecology

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 not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies 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.

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, heritage, or ecology.

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

Location and Site Plan
Existing Elevations
Existing Ground Floor Plan

Existing First Floor Plan
Proposed Elevations
Proposed Ground Floor Plan
Proposed First Floor Plan
(Received by LPA 5th January 2026)

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.