

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00304
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	67 Brook Drive, Corsham, SN13 9AY
DEVELOPMENT DESCRIPTION:	Proposed First Floor Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor rear extension and front porch. The application is submitted using Householder application forms.



The extracts from the submitted plans above illustrate the existing and proposed external appearance of the property. The proposal includes a first-floor extension built off the existing rear wall, removing the current sloping roof over the ground floor snug and creating additional first floor accommodation to enlarge bedrooms 2 and 3. The total number of bedrooms will remain at three, whilst associated internal reconfiguration will allow for the creation of an en-suite bathroom serving bedroom 1. The extension will feature a pitched roof which is a continuation of the existing ridgeline. In terms of fenestration, the proposed extension includes two first floor rear casement windows, positioned and proportioned similarly to the existing arrangement. The side (north) elevation incorporates a single high-level horizontal window to serve bedroom 3, while the other side (south) elevation features a single high-level obscured-glazed window to serve the new en-suite.

The proposed porch is forward projecting of the principal elevation and is a pitched roof structure with the ridge terminating just below the first floor window above. The main entrance will remain in its existing location, with the entrance door featuring full length side lights either side.

Construction materials for both the extension and the porch are reconstituted stone, together with anthracite UPVC windows and profile roof tiles.

SITE DESCRIPTION

The site known as 67 Brook Drive is a detached two storey dwellinghouse, situated within an established residential area in Corsham. The property is a pitched roof building, with a lean-to style hipped roof ground floor section which houses the integrated garage and porch to the front of the property and kitchen to the side/rear. A single storey sloping roof addition to the rear of the building houses a snug which whilst ground level, owing to the existing ground levels, is elevated off the ground and accessed via external steps.

The property has a large open frontage and off road parking alongside the front garden, and is constructed from reconstituted stone with anthracite UPVC windows and doors and profile tiles to the roof. The surrounding area is characterised by detached and semi-detached dwellings of similar style, appearance and construction materials.



Existing Rear Elevation

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

- Countryside Character Areas – Cotswolds
- Groundwater Emergence – No Risk
- Bat SAC zones of impact

PLANNING HISTORY

None of relevance 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

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

Corsham Batscape Strategy

Corsham Design Guide

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 and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

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

CONSULTATION

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, with two comments received in objection to the proposal. The comments raised are summarised below:

- The extension would significantly increase overshadowing due to the increased height, bulk and proximity to the boundary
- Concerns regarding the height of the proposed extension and resulting sense of enclosure, overbearing effects and dominance
- The extension would harm the outlook of neighbouring properties amenity space
- The extension is contrary to good design principles
- Extension does not safeguard neighbouring amenity and does not represent a high standard of design
- Concerns regarding loss of privacy and overlooking
- Concerns that the first floor fenestration serving the extension would have a direct line of sight into neighbouring properties
- In comparison, the existing single storey element of the dwelling does not create the same level of overlooking
- The proposal conflicts with local planning policies and established design guidance
- The proposed forward extension of the roof ridge would significantly increase the scale and massing of the building
- The design would replace the current open and relatively modest form with a large, uninterrupted brick elevation, which would appear overbearing and out of keeping with the established rural character of the locality
- Harm to rural character, the loss of openness and the overbearing impact
- If minded to approve, consideration should be afforded to repositioning or removal of overlooking windows, use of obscure glazing and non-opening windows, modifications in extending the roofline

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.

Layout, scale, design and appearance

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 existing property 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.

With regard to the layout and scale of the extensions, whilst the footprint of the existing building would not be significantly changed as a result of development taking place (aside from a relatively modest increase in the front porch), it is acknowledged that the proposed first floor extension will introduce additional height, bulk and massing to the side and rear elevations, and will inevitably increase the overall extent of built form at first floor level. However, the ridge and eaves height of the existing dwelling is respected which helps ensure that the extension reads as a coherent and integrated part of the dwelling rather than an incongruous or visually dominant addition. As the ground drops away to the East, the amount of built form will increase as a ratio, but not to such a degree that it would be out of scale with the existing building, which is already laid out in a manner that responds to the changing ground level.

When viewed in the context of the plot, the extension remains proportionate to the size of the dwelling and the spatial characteristics of its setting with the resulting massing, while increased, not considered excessive. Furthermore, the fenestration reflects the existing window proportions and positioning, ensuring a degree of visual continuity between the original and extended elements of the property. The rear-facing casements are broadly consistent in size and placement with the existing arrangement, with a limited introduction of new openings to the side elevations.

Turning to design and external appearance, the proposed porch to the front elevation does project forward of the principal elevation, bringing forward the established built line. Nevertheless, the property itself is set back from the immediate street scene and the external materials are to match the main dwelling, with the overall built form remaining subservient to the main building. This is considered to enable an effective integration with the existing building that blends and harmonises with the overarching character of the streetscene. The pitched roof design of the porch mirrors the appearance of the main pitched roof to the dwelling and is a sympathetic addition to the principal elevation that responds positively to the

established external appearance of the dwelling when viewed from the street scene. Indeed, there are several porches of a similar appearance which have been added to other dwellings in the locality, which means the feature would not be novel in the street scene.

Regarding the design and external appearance of the rear first floor extension, this will be largely obscured from view from the street scene owing to its proposed location and the arrangement of the surrounding properties and boundaries. The design of the first-floor extension is considered sympathetic to the existing character and appearance of the main dwelling, utilising matching materials to enable an effective and cohesive addition to the building. The continuation of the established material palette reinforces visual consistency, maintaining the over-arching external appearance of the dwelling. The design of the extension is considered to reflect and align with the established appearance and proportions of the dwelling and would not appear incongruous or discordant when viewed in the context of the site. It is considered that the appearance of the both the extension and porch respond positively to the street scene and the existing built form, whilst not considered to be a visually intrusive addition within the established built environment.

Objections have been received from neighbouring properties which raise concerns regarding the scale, design, appearance and fenestration of the proposed first-floor extension. In particular, comments state that the extension would increase the overall scale and massing of the dwelling, would fail to represent good quality design, and would be harmful to the rural character of the locality. It has also been suggested that the development would conflict with relevant planning policies.

The concerns raised are fully acknowledged. However, in this instance, the first-floor extension utilises matching materials and result in a built form, scale and appearance that are sympathetic to, and aligned with, the existing character of the existing building. Indeed, whilst the rear extension will change the appearance of the dwelling from some quarters (but not overtly so in the street scene), as is considered above, it will not in a manner that is considered to be unacceptable when having regard to adopted policy and guidance.

Therefore, whilst the concerns raised within the representations in respect of scale and design are understood, in this instance, and having regard to adopted planning policy and design guidance, the proposal is considered to be of an acceptable layout, scale and external appearance, maintaining the established character and visual amenity of the dwelling and its surroundings. Accordingly, the proposal is considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policies CNP ED1, CNP E2 and CNP HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and Section 12 of the NPPF.

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.

In this case, the surrounding properties most sensitive to the proposed development are 69, 65, 59 and 57 Brook Drive, with other properties (such as the property on the other side of Ladbrook Lane) being at greater distance and not likely to be impacted. Objections and concerns have been raised by both No. 65 and No.57 regarding the potential impact the works may have on their residential amenity. Given the concerns raised, a site visit was undertaken to assess potential impacts, including visits to the surrounding dwellings.

No.65

No.65 shares a boundary with the application site, with their garden currently facing the north elevation of the main dwelling, therefore vantage points to the side elevation and the extension will be possible owing to the positioning of the buildings. Whilst the extension does not bring the physical footprint of the building closer to the boundary with No.65, the extended roofline, bulk and mass will be apparent to the occupants. Concerns have been raised from No.65 regarding the impact that the proposal will have on their residential amenity, with particular regards to loss of light and overshadowing, loss of privacy, harm to the outlook from amenity areas and a sense of enclosure. The concerns raised are understood, since the garden forms a central part of the neighbour's daily enjoyment of their home.

In this case, the application property is separated from No.65 by approximately 9m, with a typical domestic close boarded boundary fence positioned along the common boundary some 3.8m from the North elevation. The proposal will not alter this relationship. However, the rear extension will introduce additional built form of approx. 6m wide by 3.7m deep which will be visible from the garden and property of no.65. The existing ground levels between No.65 and part of the application site remain broadly even and consistent, however the existing rear snug is raised off the floor by approx. 1m owing to a gentle slope in ground levels to the rear section of the plot and rear amenity space. As a result, this means that the overall height of the side extension remains consistent with the established height of the dwelling at approx. 7m, however taking into account the sloping ground levels to the rear of the plot, the distance from the roofline to the ground at the very rear of the building is approx. 7.9m. Whilst No.65 is positioned marginally further forward in its plot than the application site, the side elevation of No.65 facing the side boundary with the application site does not feature any fenestration at ground or first floor levels, thereby helping to mitigate against any unacceptable overlooking.

Having regard to the distances, aspect and degree of additional built form, it can be concluded that the proposal does have the potential to cause additional overshadowing of No.65, but it is considered to be marginal. The rear amenity spaces to both No. 65 and the application site face an easterly direction, thereby the principal period of direct sunlight would occur between the morning and early afternoon, whilst the height of the sun will vary throughout the day and across the seasons. Given the sun rising in the east, this can result in the sun sitting relatively low on the horizon meaning some early-morning overshadowing may occur, whilst the height of sun will reach its highest point between late morning and midday. However, the impact is not considered to be significant and it is concluded that the proposed rear extension would not unacceptably impact upon the amenity or living conditions of the neighbour and the use of their living spaces or their garden area.

The representations also raises concerns about loss of outlook from their garden. Whilst the first floor extension may result in marginal reduction in outlook from No.65, the extent of the

impact is considered to be limited in the context of the existing building, and the fact that most properties will experience views of their neighbours. In this instance, the proposal is not considered to result in a sense of enclosure or be visually intrusive to such a degree that would unacceptably compromise the outlook, given views across the wider surrounding area will somewhat remain.

With regards to the proposed fenestration, the north elevation of the application site features a high-level horizontal window which is proposed to serve one of the first-floor bedrooms (albeit with no detail of the height of the window above floor level being referenced in the submission). Whilst the overall sizing and dimensions of the window are smaller overall than a traditional casement window, it will still result in the potential for overlooking and loss of privacy to No.65. However, subject to the imposition of a condition which requires the window to be created no lower than 1.8m above the floor level and obscure glazed, unacceptable overlooking of the neighbour will be avoided. The bedroom is served by another, main, window, and such a condition is not considered to be unreasonable in this instance.

No. 59

Although no formal comments were received from No.59, a site visit to assess the potential impact on their residential amenity was undertaken. However, during the visit, the occupant raised concerns regarding loss of privacy and increased overlooking arising from the proposed first floor extension and these matters were carefully considered as part of the assessment.

The separation distance between the rear elevation of No.59 and the proposed first floor extension is approximately 16.5m, whilst the proposed orientation of the extension means that the principal outlook from the first floor windows is directed towards the rear garden of the application site, rather than directly towards the rear elevation or amenity space of No.59. The orientation of the windows are such that they are not considered to result in unacceptable overlooking or loss of privacy to the occupier of No.59.

A single window is proposed to the first floor of the South elevation which serves a bathroom. Whilst the built form of the dwelling is not proposed to encroach upon or be brought closer to the boundary with No.59, the first floor window may result in the increased overlooking or loss of privacy to No.59. The suite of plans submitted confirm that the first floor window is proposed to be obscure glazed and it is deemed appropriate to further secure this arrangement by the imposition of a condition on the planning approval which states that the window shall be obscure glazed to an obscurity level of no less than 4 and fixed with a ventilation stay restricting the opening of the window. The imposition of this condition also ensures that this arrangement shall be permanently maintained in perpetuity to help safeguard the amenity of No.59.

With regard to mass and scale of the proposals, the application site is located to the North and, in views of the separation distance, there is not considered to be any unacceptable impact as a result of its built form.

No.57

It is fully recognised the significance of the concerns raised by No.57 and the assessment has been approached with sensitivity. A site visit was undertaken at No.57 to understand the relationship between the properties. From the ground floor kitchen and living area—spaces that the occupants value as key living areas with an important outlook over their garden—it was apparent that the first floor addition would be visible, including the proposed first floor windows. It is appreciated that these rooms form a central part of the neighbour's daily enjoyment of their home, and therefore it is understood why the visibility of the extension gives rise to concern.

As set out earlier, the proposed first floor windows primarily face the rear garden of the application site rather than directly towards No.57. While it is acknowledged that some degree of visibility and limited overlooking may arise, it is not possible to obscure glaze the first floor bedroom windows as bedrooms require clear outlook for acceptable living conditions. The structural orientation between the two dwellings reduces the potential for direct overlooking or harmful loss of privacy. Additionally, the proposed high-level horizontal window to the north elevation will be subject to a condition requiring obscure glazing and restricted opening.

Currently, the rear (East) elevation of the dwelling features two windows to the first floor which are visible to No.57. Whilst the arrangement between the application site and No.57 does not result in direct window-to-window overlooking as the position of the main building faces east whilst No.57 faces south, the proposed windows may be more visible given that the extension will essentially move the first floor windows approx. 3.7m further east whilst retaining their overall position, arrangement and size of window. The use of the rooms within the extension will remain as bedrooms and therefore the use of the rooms will remain as per the existing arrangement. Whilst the concerns from the neighbour have been carefully considered when assessing the application, it is considered that the spatial relationship between No.57 and the application site helps mitigate against direct overlooking into the internal rooms of No.57, with the existence of two first floor windows in the rear elevation being unchanged from the existing situation, just moving some 3.7m further out.. The proposed fenestration aligns closely with the existing arrangement of the host dwelling, and taking into account the orientation of the extension and facing windows and the distance to No.57 and its garden, it is concluded that the development will not result in an unacceptable loss of amenity of living conditions.

No.69

No.69 is located to the south of the application site, however the position of the application site is set back from No.69. Whilst vantage points of the porch and extension are possible, the built form is not proposed to be positioned closer to or encroach upon the shared boundary, helping to mitigate against any overbearing effects. A first floor window is proposed to the south elevation overlooking the boundary, however this window is a small casement window serving the en-suite which is proposed to be obscure glazed, helping to mitigate against any unacceptable overlooking or loss of privacy. The obscured glazing and restricted opening of this windows will be further secured via an imposed planning condition.

Conclusion

The concerns raised within the representations and those raised during the site visit are understood. Indeed, it is acknowledged that the proposals will increase the built form and

massing when viewed from the adjoining properties, however, its overall scale, massing, roof design, and the separation distances between the surrounding properties are considered to help prevent the extension from appearing unduly overbearing or dominant. Ultimately, whilst the comments, concerns and studies provided are appreciated, having visited the site and neighbouring properties, in this case it is cannot be concluded that the development would cause an unacceptable impact upon the amenity and living conditions of the neighbouring properties. Accordingly, it is concluded that the proposed development will not result in an unacceptable impact upon amenity or living conditions of surrounding residential occupiers and will meet with the requirements of policy CP57(vii) to the Wiltshire Core Strategy as well as Appendix D of the Wiltshire Design Guide.

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 to a porch and first floor extension 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

On balance, by reason of the scale, design and materials used, the proposed extension and front porch as considered acceptable and would not result in unacceptable harm to visual amenity of the dwelling or its wider setting. Whilst the concerns of the surrounding properties have been thoroughly considered and assessed, overall the proposed works are not considered to result in unacceptable impact to residential amenity, nor would the works be considered unduly dominant or overbearing. The proposed extension and porch are regarded as sympathetic additions that integrate appropriately with the host dwelling and remain in keeping with its established character and appearance. 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, Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015), 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:

202598 A Page plg 1 – Location Plan, Existing Floor Plans and Existing and Proposed Elevations received 19.01.26

202598 A Page plg 2 – Proposed Floor Plans received 19.01.26

202598 A Page plg 3 – Block Plan received 19.01.26

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

3. The proposed new first floor window in the South elevation shall be glazed with obscure glass only (to an obscurity level of no less than level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in that condition thereafter.

REASON: In the interests of residential amenity and privacy.

4. The proposed new first floor window in the North elevation serving bedroom 3 shall be glazed with obscure glass only (to an obscurity level of no less than 4) and shall

be installed with an internal bottom sill height of not less than 1.8m above the finished first floor level prior to the first occupation of the development hereby permitted and shall be permanently maintained in that condition thereafter.

REASON: In the interests of residential amenity and privacy.