

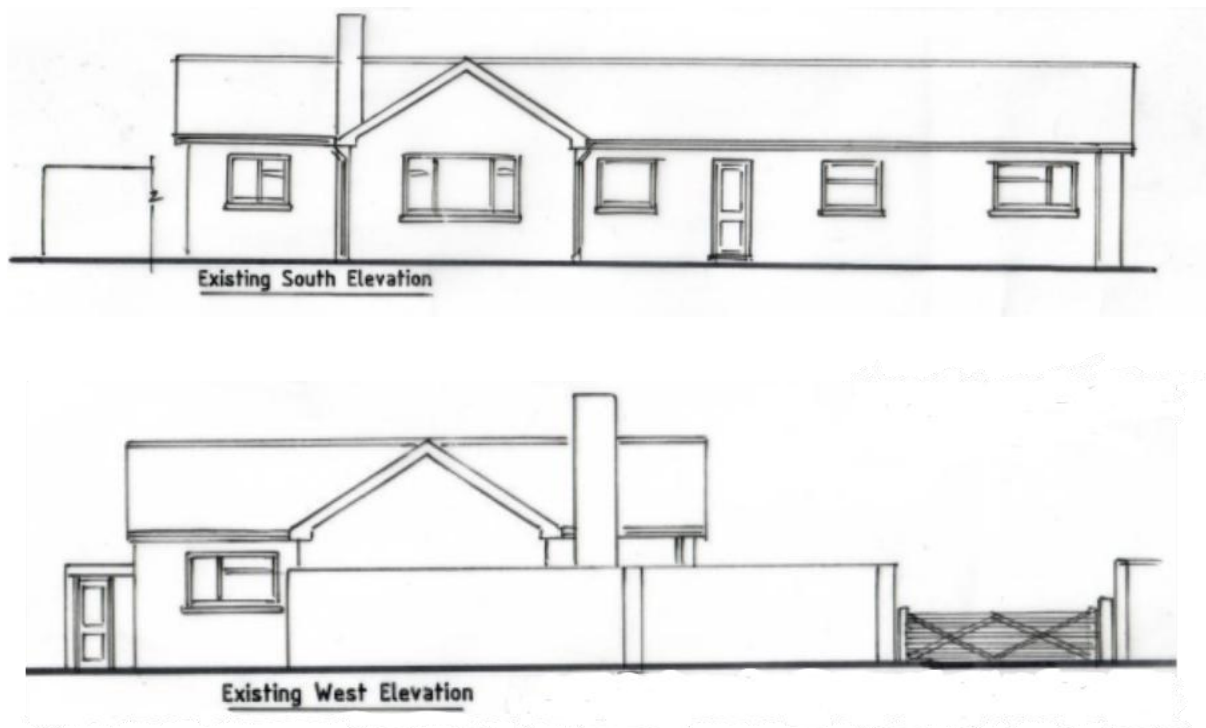
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00548
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Shiloah, Green Lane, Colerne, Chippenham, SN14 8EH
DEVELOPMENT DESCRIPTION:	Single Storey Extension, New Gate to Existing Vehicular Access & Internal Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

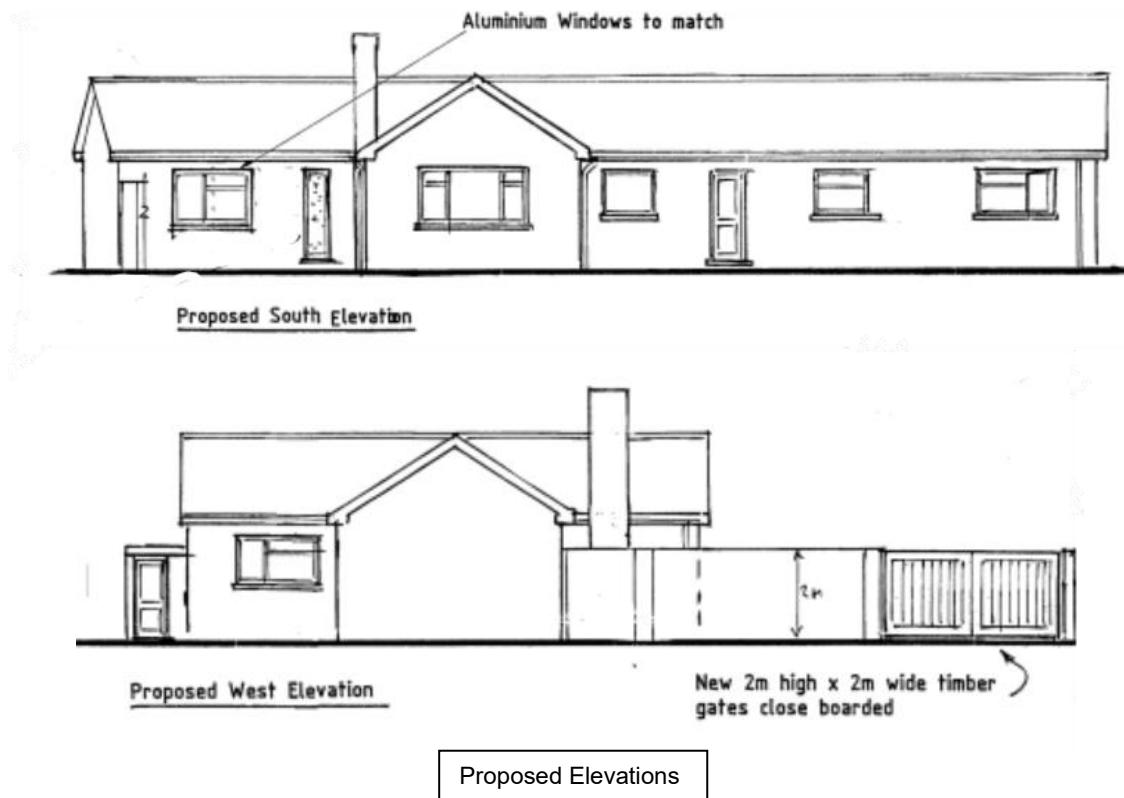
PROPOSAL

The proposal seeks planning permission for a single storey extension, a new gate to the existing vehicular access and internal alterations. The application is submitted using Householder application forms.

The proposed extension is to the west elevation of the property. To facilitate the extension, the existing single storey study and attached store will be removed. The proposed extension will occupy the same footprint as the study and store and will remain single storey, aligning and integrating with the existing property with the continuation of the existing pitched roof. As per the existing arrangement, the extension includes a ground floor gable to the west elevation fronting the road.



Existing Elevations



Internally, the extension will provide an enlarged study with the creation of a family bathroom and reallocated main entrance and hallway as currently the property is accessed at the far end of the west elevation. Construction materials for the extension remain consistent with the main dwelling in the form of Bathstone to the external walls, with concrete grey pantiles and UPVC and aluminium windows and doors. In terms of fenestration, the proposed south elevation features a new slim full length obscured glazed window to serve the family bathroom, whilst the proposed north elevation still features an entrance door and casement window, albeit in switched positions to the existing elevation. The fenestration to the remainder of the property remains as per the current arrangement.

Externally, it is proposed to remove and replace the existing gates to the western boundary which are located between 2 sections of the existing boundary wall. The existing gate is a traditional 5-bar gate which, collectively due to the open nature of the fixture and the positioning of the dwelling and its amenity space, enables direct vantage points into the garden which may be considered to compromise privacy. In order to re-establish privacy, the replacement gates are proposed to be closeboarded with each gate proposed to measure approx. 2m high by 2m wide. However due to their dimensions, no widening of the boundary wall is required as the gates will fit comfortably within the existing opening.

SITE DESCRIPTION/CONTEXT

The property known as Shiloah is a 3 bedroomed detached bungalow situated on Green Lane, which is just off of Huddlestone within the village of Colerne.



'Shiloah' (Google Images August 2024)

The property is set back from the road behind an existing stone wall, and is a pitched roof bungalow featuring gables to the front and both side elevations. The site has both pedestrian and vehicular entrances, with the pedestrian entrance located in front of the north elevation and as there is no current boundary treatment to this section of the dwelling, it is largely exposed. The vehicular entrance is located to the south of the site, accessed via an existing hardstanding between Green Lane and the road. An existing entrance gate features along the property boundary, enabling access to an area of hardstanding utilised for parking that is located within the curtilage to the south of the dwelling. The property is constructed from Bathstone with concrete grey pantiles to the roof, UPVC windows and doors. The surrounding area is characterised by both single and two storey dwellings along Green Lane of varying appearances and house types, with further examples of Bathstone as a construction material.

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

- Cotswolds National Landscape
- Countryside Character Area – Cotswolds
- Bath and BOA Bat SAC
- Groundwater levels are at least 5m below the ground surface – Flooding from groundwater is not likely

PLANNING HISTORY

Proposal / Summary

N/93/02167/FUL - Full planning permission Decision - Approved Date: 16/2/1994 – SINGLE STOREY SIDE EXTENSION EXTENSION

PL/2025/03481 - Householder planning permission Decision - Approve with Conditions Date: 5/6/2025 – First Floor Extension to Existing Bungalow

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

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
- Highways and Parking

CONSULTATION RESPONSES

Colerne Parish Council: No comments received

Wiltshire Council Highways: No objection –

The site is accessed off the unclassified Cleaves Avenue, this arrangement will not change. The vehicle access opening is not altering, however new gates are proposed. It is good practice not to have gates immediately adjacent to a footway so vehicles do not have to park on the highway for them to be operated, however the access drive

cuts across a wide verge, so vehicles are able to park on there and not on the road or footway for the gate to be operated.

I raise no highway objection.

REPRESENTATIONS

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 and Impact upon the character and context of the area and the Cotswold National 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.

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 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 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. The proposed extension broadly occupies the same footprint as the existing study and store, whilst the overall height of the extension aligns with the existing dimensions of the building. Due to the comparative nature of the proposed extension to the existing arrangement, it is not considered that the proposed extension will introduce considerable bulk and mass, with the extension considered to represent a proportionate and sympathetic addition which utilises matching materials to the main dwelling to help integrate and align with the existing appearance of the dwelling.

The positioning of the dwelling is within an established residential area, however positioned directly in front of the west boundary is established landscaping alongside the pedestrian walkway, whilst beyond this and located the other side of the road is an expanse of open countryside with high edging to its boundary with the road. Given the existing landscaping, both the main dwelling and the proposed works to 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, 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.

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 properties in closest proximity to the application site are Foxcroft to the south of the site, and 1 Cleaves Avenue to the north.

Foxcroft is also a single storey detached dwelling which is positioned at a different angle to that of the application site. The boundary between the two properties features an established high hedge and landscaping to act as a visual buffer to the proposed works. The footprint, scale and design of the proposed extension is comparative to the existing arrangement and appearance of the dwelling, with the overall height limited by retaining the single storey built form. Furthermore, the only additional fenestration to the proposed south elevation is in the form of a slim full length obscure glazed window to the bathroom.

1 Cleaves Avenue is a two storey detached dwelling which overlooks the north elevation of the property. The external area to the left-hand side of the western elevation is open with no current boundary treatment enclosing the site itself, resulting in vantage points to the dwelling, however the boundary treatment between No.1 and the northern boundary of the application site features a tall stone wall which helps screen views to the proposed development, although the overall height of the extension will remain at single storey height,. The fenestration to the north elevation is akin to the existing arrangement in featuring both a door and window.

No's 4, 5 and 6 Cleaves Avenue are 2 storey dwellings positioned to the rear of the site to the east. Whilst the properties share a boundary with the application site, the proposed extension will be screened from view to the occupants as it will be largely concealed by the existing forward projecting gable to the south elevation.

Given the height and scale of the design, it is considered that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in loss of light, overshadowing or overbearing effects. The footprint is not proposed to be positioned in closer proximity to the neighbouring boundaries and therefore is not considered to encroach upon or diminish the existing separation distances. Whilst there is a minor increase in fenestration, it is considered 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 extension. 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 a ground floor extension and entrance gate 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.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal includes a new entrance gate to the property's western boundary and will be inserted in the same location as the existing gate, between a section of the stone boundary wall and will be situated adjacent to the existing pavement. Vehicular parking is currently contained within the residential curtilage with vehicles utilising an existing verge in front of the gate to access the highway onto the unclassified Cleaves Avenue.

The existing access and parking arrangements are not proposed to be altered as a result of the proposed works. The proposed extension does not increase the number of bedrooms to the property, thereby it will remain a 3 bedroomed dwelling. Within the curtilage is available space for at least 3 vehicles, therefore the proposed is deemed to align with the Wiltshire Car Parking Standards.

Wiltshire Council Highways Officers have not objected to the proposed scheme and confirm that whilst it is not best practice to position gates immediately adjacent to a pedestrian walkway so that vehicles have to park on the highway to operate the gates, it is considered that the width and positioning of the verge enables vehicles to pull off of the road and park on there (as opposed to on the road or walkway) in order to operate the gates. Therefore, given that the access and parking arrangements are not subject to change and the operation of the gates is classed as acceptable, it is considered that the proposed development would not result in any adverse impact on highway safety as adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 extension would, by reason of its height, scale, design and materials used, constitute a sympathetic addition to the main dwelling that are is keeping with the existing character and appearance of the building. The current position, built form and orientation of the dwelling provides 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. Additionally, the insertion of replacement gates will not result in adverse impacts to highways safety. Overall, the application complies with CP50, CP51 and CP57 of the Wiltshire Core Strategy, 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 27.01.26

Proposed Block Plan received 27.01.26

Proposed Roof Plan received 27.01.26

5206 – Existing and Proposed Floor Plans, Proposed Elevations and Sections received 27.01.26

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