

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00880
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	17 Woodborough Road, Corsham, SN13 9AR
DEVELOPMENT DESCRIPTION:	Removal of conservatory. Alterations to kitchen and dining facilities, encompassing a single storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing infill lean-to conservatory with a flat roof extension measuring approximately 2.9m high, 6m deep and between 2m and 5m wide. Chosen materials include stone coloured render uPVC windows, an EDPM roof with 2 No roof lights, one lantern and one sloping.

SITE DESCRIPTION/CONTEXT

The application site is a semi-detached dwelling, with a 2 No storey side and rear extension, and a lean-to infill conservatory. Located on the northwestern side of Woodborough Road, in a residential area in the southeast of Corsham town centre. It is finished in buff reconstituted stone and render under a brown double roman interlocking concrete tile roof. It has white uPVC fenestration with a brown hanging tile section between the ground and first floor windows on the original house. The application site is outside of the Corsham Conservation Area and there are no listed buildings in the vicinity. It is within Flood Zone 1

PLANNING HISTORY

Proposal / Summary
N/01/01617/FUL - Full planning permission Decision - Approve with Conditions Date: 29/8/2001 – EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Corsham Neighbourhood Plan

- Policy CNP ED1
- Policy CNP HE1

Corsham Design Guide

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

Parish/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. CNP Policy HE1 requires all new development within the Corsham Neighbourhood Plan Area to demonstrate good quality design.

There are numerous examples of extensions in the vicinity at both single and two storey. The proposed extension is relatively deep at approximately 6m however only extends approximately 3.3m further than the existing 2 storey element. The proposed flat roof is relatively unobtrusive and not considered out of keeping with the area where there are numerous examples of flat roof attached garages.

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.

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 overall depth of the extension increases approximately 3.3m to a total depth of approximately 6m. The proposed extension is flat roof which allows for the height to be kept to a maximum of approximately 2.9m along the boundary. The existing conservatory has a lean-to parapet wall to the boundary which varies in height between approximately 2.6m and 3.7m. Taking the above into account it is not considered that the increased depth of the proposed extension would impact unduly on the living conditions of neighbouring occupiers.

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

Other issues

Policy CNP ED1 of the Corsham Neighbourhood plan requires consideration to be given to the Corsham Batscape Strategy. It is unlikely that this building is suitable for bats, given the town centre location and the nature of the existing conservatory to be removed.

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 Wiltshire Local 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 and documents:

47/1

47/2

Received 04.02.25

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