

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00615
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	9 Orchard Road, Corsham, SN13 0DJ
DEVELOPMENT DESCRIPTION:	Single story side extension with extended porch
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

9 Orchard Road (the 'site') is an end-terrace two storey dwelling set within a residential estate to the west of Corsham (designated a Market Town in the Wiltshire Core Strategy).

The area is designated as Character Area 6 "Kings and Queens" of the Corsham Neighbourhood Plan Design Guide. The CNP describes most of this area is formed by residential housing dating back to the 1960's and 1970's, the area has an open feel due to large areas of open green space. Orchard Road has some deep green highway verges with mature trees. The materials of properties are of concrete faced block, some rendered elevations with concrete tiled roofs. Orchard Road is a cul-de-sac lying north south off a main road through the residential estate. Dwellings are of two storey terraces to either side of the street and some blocks of flats at the north end of the cul-de-sac.

The subject property is a 4-bed two storey pitched roof dwelling with a lean-to front porch, side conservatory and single storey flat roof rear extension. The external materials of the building include blockwork walling, concrete tile roofing and white uPVC double glazed units. The property has vehicular access to the highway and driveway parking to the front of the house for three vehicles.

The application site is not subject to any planning policy designations/constraints pertinent to the assessment of this application.

PROPOSAL

The proposal seeks permission for the replacement of the existing conservatory with a single storey side extension. The side extension measures circa 7.4m long (spanning the length of both the porch and main range) and 4.2m wide with 2.3m front eaves, 2.9m rear eaves and a 4.8m ridge having a pitched roof which reflects the gradient of the main range and shallower mono-pitched porch. Its external materials palette comprises blockwork walling, concrete tile roofing and uPVC double glazed units matching those of the existing dwelling.

This application is a resubmission of PL/2025/06966 with some amendments to address the errors highlighted in the previous application. However, some inaccuracies remained. Officers have worked with the applicant in order to resolve these inaccuracies and a revised Proposed Block Plan and Elevations was received towards the end of March. The revisions are as follows:

- The New Block Plan (v2) now reflects the 4.2m width of the extension as illustrated on the Proposed Floor Plans and maintains a 0.8m gap between the extension and site boundary to provide rear garden access.
- The Proposed Side Elevation now shows accurate height measurements for the extension and its windows.
- The Proposed Rear Elevation now shows the existing width of the main two storey range.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
N/82/0922/F	Single storey extension to dwelling	Approved	03/08/1982
N/83/0241/F	Erection of garage and alterations to means of access	Approved	10/03/1983
N/95/01008/FUL	Extension to kitchen/porch and new vehicular access/driveway extension/vehicular access	Approved	26/06/1995
PL/2024/05415	Side extension with two velux windows and extend the porch	Refused	15/01/2025
PL/2025/06966	Side Ground Floor Extension with Pitched Roof and Front Porch	Refused	30/10/2025

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
- Corsham Neighbourhood Plan 2016-2026 (made November 2019):
 - Policy CNP HE1 (relates to good quality design)

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24)*:

- Policy 4: Addressing climate change
- Policy 85: Sustainable construction and low carbon energy
- Policy 98: Ensuring high quality design and place shaping

*The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Material Considerations (Guidance):

- Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy
- Corsham Design Guide

CONSULTATION RESPONSES

Corsham Parish Council: No objection.

Wiltshire Council Highways: No objection.

REPRESENTATIONS

No third-party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Neighbouring amenity
- Transport

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Policy HE1 of the Neighbourhood Plan echoes the above and requires that proposals demonstrate good quality design, responding to and integrate with the distinctive local character of Corsham.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The layout of the proposed extension, positioned to the side of the dwelling and adjacent to the porch, is appropriate. Its 4.2m width is considered proportionate and would retain a 0.8m gap to the boundary, providing sufficient rear-garden access. The single-storey scale ensures the extension remains clearly secondary to the host dwelling. Its roof form appropriately reflects both the pitched roof of the main range and the shallower mono-pitch of the porch, and the proposed materials match those of the existing property, also in accordance with the Wiltshire Design Guide. As such, the extension sits comfortably within the character of the host dwelling and the wider “Kings and Queens” character area identified in the Corsham Design Guide. The inaccuracies present in the previously refused scheme have also now been satisfactorily addressed.

Having regard to the above, the proposal is considered to achieve an acceptable standard of design appropriate to its setting. It therefore complies with Core Policy 57, draft Policy 98, Neighbourhood Plan Policy HE1 and the Wiltshire Design Guide.

Neighbouring Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house, 10-12m long for two-storey properties and that a back-to-back separation distance of minimum 20m should be provided. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or obtrusive to neighbouring properties.

In assessing application PL/2025/06966, officers concluded that the previous proposal provided/maintained an acceptable level of natural lighting, outlook and privacy for both the host dwelling and neighbouring properties. This has been reviewed again, and officer's view remains consistent. For the avoidance of doubt, the proposal wholly satisfies the horizontal 45- and vertical 25-degree daylight tests of the BRE guidance. Having regard to the minor revisions since this application, it has been confirmed that the proposal maintains a 0.8m gap for rear garden access in line with the Wiltshire Design Guide and the cill level of the side windows is 1.7m high which minimises any risk of mutual overlooking.

Having regard to the above, the proposal would provide adequate natural light, outlook and privacy for neighbouring properties. Sufficient amenity space would also be retained for the

host dwelling. Consequently, the proposal complies with Core Policy 57(vii), draft Policy 98 and the Design Guide.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan (which requires that 4-bedroom dwellings are provided with 3 parking spaces at minimum). This requirement is carried forward in draft Policy 73.

The existing drive provides three parking spaces in accordance with the Council's parking standards. Furthermore, the Highways Engineer has no objection to the proposal. The proposal therefore complies with Core Policy 64 and draft Policy 73.

CONCLUSION

The proposed extension is subservient to and harmonises with the host dwelling and wider street scene. It safeguards the residential amenity of the host dwelling and neighbouring properties and provides suitable parking. It is therefore considered to comply with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Corsham Neighbourhood Plan and the Wiltshire and Corsham Design Guides. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:

- Location Plan, ref: PP-14661536v1
- New Block Plan, ref: TQRQM26029085238265 v2
- Proposed Floor Plans and Elevations, ref: TQRQM26029085238266 v2

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 used in the existing building unless otherwise stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.