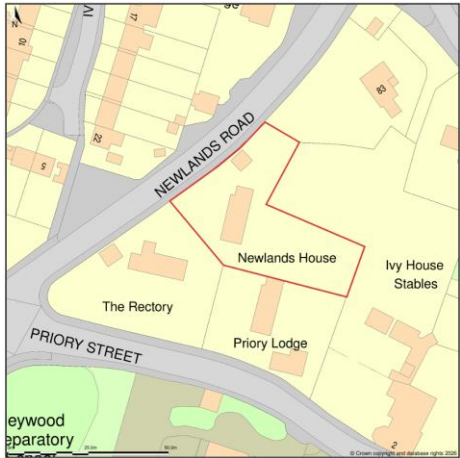


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01227
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	Newlands House, Newlands Road, Corsham, SN13 0BS
DEVELOPMENT DESCRIPTION:	Second storey side bedroom extension and a single storey front extension.
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for the erection of a second-storey side extension and a single-storey front extension to the existing detached dwelling. The front extension would be designed with a pitched roof, positioned roughly centrally on the principal elevation. The existing flat-roofed side extension is proposed to be extended vertically to form a two-storey addition, incorporating a dual-pitched roof form which would step down from the main roof ridge of the host dwelling. The submitted plans indicate that all external materials would be selected to match those of the existing building.

SITE DESCRIPTION / CONTEXT

The application site comprises a detached, two-storey dwelling with associated residential curtilage, located within the Corsham settlement boundary and the Corsham Conservation Area. The building is of relatively modern construction but adopts a traditional form and external appearance, with coursed stone-faced elevations, pitched tiled roofs and traditional-style window detailing that reflects the prevailing character of the area. The immediate street scene is rural in nature, characterised by natural stone boundary walls, mature trees, hedgerows and a generally low-density pattern of development. The neighbouring property to the south is of a very similar scale, design and materials, and is likely to have been constructed as part of the same phase of development. The wider context includes a number of listed buildings located to the south-east along Corsham High Street, with Ivy House Stables (Grade II) situated approximately 50 metres from the site. The site is subject to a range of policy constraints, including ecological buffer zones and flood risk considerations; however, it lies within Flood Zone 1 and is identified as having a low probability of fluvial flooding.

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

Within the Corsham Conservation Area (CA/N/64)

Borders Ivy House Stables - Grade II (1363946) 50m Southeast

Several other listed buildings located to the Southeast off Corsham High Street

GHS 4km Core Roost Buffer

GHS 4km SAC Parcel Buffer (Bath and Bradford on Avon)

Council's Strategic Flood Risk Assessment (sFRA) indicates ground and surface water flood risk

Up to 3.3%AEP and groundwater levels between 0.025m and 0.5m below surface

Flood Zone 1

Within Corsham Settlement Boundary (Market Town)

Woodland 70m to the Northeast forms a large network of priority habitat

PLANNING HISTORY

No relevant planning history has been identified for the site subject of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 11	Spatial Strategy: Corsham Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 58	Ensuring Conservation of the Historic Environment;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

Corsham made Neighbourhood Plan 2016-2026 (November 2019)

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

Wiltshire Design Guide - Appendix D – Design Guidance for Householder extensions

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

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.

CONSULTATION RESPONSES

Corsham Town Council – No Objection

REPRESENTATIONS

One third party representation of objection was received, which raises concern regarding the site access for the proposed works, noting the property's access from a busy road in close proximity to a primary school. The objector considers that the application has not adequately addressed access arrangements in line with current requirements and notes that previous planning refusals for alterations at the site do not appear to have been resolved within the current proposal.

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.

Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

Design and Impact upon the upon the character and context of the area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The proposed development has been carefully designed to reflect the scale, proportions and character of the host dwelling. The two-storey side extension would retain the footprint of the existing single-storey side addition, ensuring that the building is not extended closer to the highway. Its roofline mirrors that of the main

dwelling while stepping down in height, thereby remaining clearly subservient and avoiding visual dominance. The single-storey front extension adopts a modest pitched roof form and would sit well below the main ridge height and only moderately above the existing porch, reinforcing its subordinate relationship to the host building. Given the dwelling's generous setback from the highway, the front extension would not appear incongruous within the street scene and would integrate seamlessly within the existing plot. Overall, the proposal is considered to respect the design principles and form of the original dwelling and is therefore acceptable in design terms.



Proposed and Existing Elevations



Site Visit Image

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.

Conservation and Heritage

Core Policy 58 outlines development consideration with regard to the historic environment. The policy states that heritage assets and their settings must be conserved and, where appropriate, enhanced through any proposed development.

In assessing works to a listed building, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have *special regard* to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possesses. Likewise, Section 72 places a statutory duty to give *special attention* to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The application site lies within the Corsham Conservation Area; however, it is considered that the proposals would preserve its character and appearance. All external materials are proposed to match the existing dwelling, and as previously noted, the scale, siting and form of the extensions would not compromise the building's sympathetic architectural appearance. The surrounding area benefits from substantial boundary treatments, including stone walls, mature trees and hedgerows, which significantly limit intervisibility with nearby listed buildings, including Ivy House Stables. As such, it is not considered that the proposals would result in less than substantial harm to the character or setting of the conservation area or the significance of nearby designated heritage assets.



Conservation Area and Listed Buildings

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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The single-storey front extension would introduce two ground-floor windows facing into the site's own curtilage, which, due to their orientation and low-level placement, would not result in overlooking of neighbouring properties. The two-storey side extension would introduce additional front- and rear-facing windows at first-floor level; however, these would align with the existing window pattern and read as a logical continuation of the elevation. Given the substantial separation distances involved—including a minimum distance of approximately 45 metres to the nearest residential properties to the rear—no harmful overlooking or loss of privacy would arise. The front elevation, contained within the property's forecourt, would not have an overbearing impact on neighbouring occupiers. Furthermore, due to the property's north-south alignment,

the proposed extensions would not materially affect solar access or result in any significant loss of light to neighbouring properties.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

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

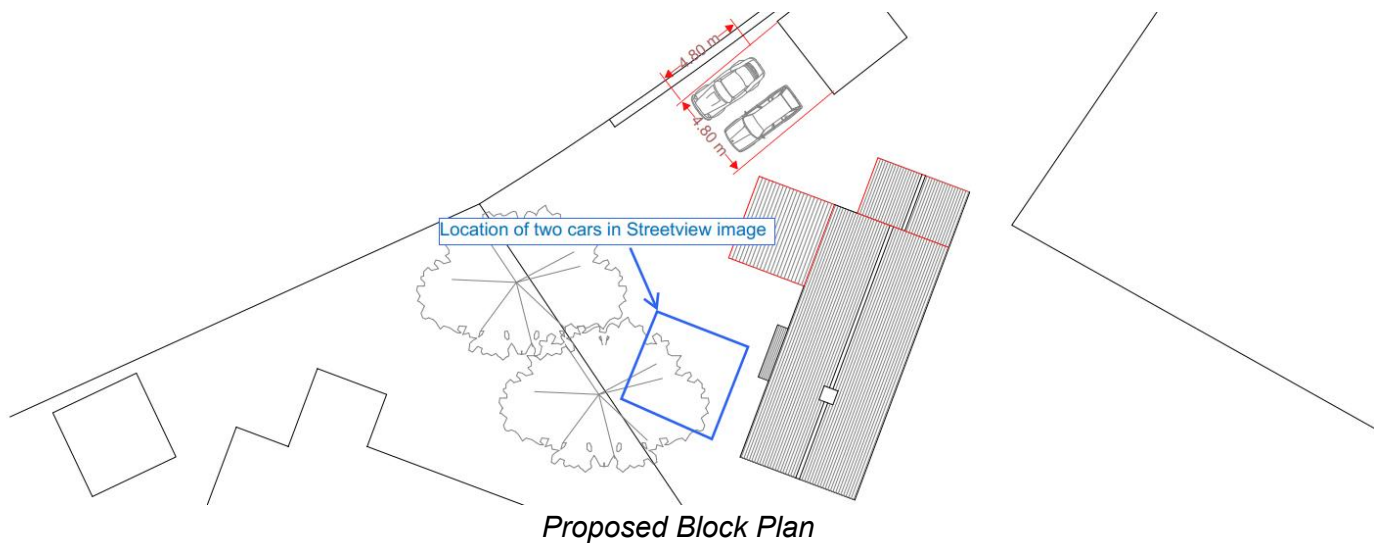
Transport and Highways

Core Policy 60 of the WCS states that Council will support and encourage safe and efficient movement of people and, where necessary, mitigate the impact of development on transport users and local communities. Core Policy 61 specifies that development should demonstrate that consideration has been given to a hierarchy of transport users and that proposals must, where relevant, serve as a safe access to the highway network. Paragraph 116 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”*.

The proposal would increase the number of bedrooms within the dwelling from three to four, thereby increasing the minimum parking requirement from two to three spaces. Core Policy 64 of the Wiltshire Core Strategy, together with the Wiltshire Local Transport Plan and Policy PS6, require residential development to provide parking provision proportionate to dwelling size. Historic Street View imagery and review of the site plan demonstrates that the existing frontage is capable of comfortably accommodating at least three vehicles with sufficient manoeuvring space. The proposed extensions would not impact existing access arrangements to the site, and no changes are proposed to the vehicular access point. Accordingly, adequate off-street parking would be retained, and the development is considered acceptable in highways and parking terms.



Streetview – Parking Arrangement



The reported and logged access-based objection from a third party whilst noted is not considered grounds to refuse this application.

Ecology

The WCS, through Core Policy 50, states that development proposals are expected to avoid and reduce disturbance of sensitive wildlife species and habitats. Biodiversity Net Gain (BNG) was established as a mandatory aspect of planning evaluation through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021 Schedule 14). 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.

The proposed works are unlikely to have any adverse ecological impacts. The two-storey side extension would be constructed directly above an existing built footprint and therefore would not result in any loss of habitat or disturbance to ecological features. The front extension would extend into an existing gravelled courtyard area used for parking, which is of low to negligible ecological value. Given the nature and location of the proposed works, it is not considered that the development would adversely affect biodiversity or nearby habitats, and the proposal is therefore acceptable in ecological terms.

Flooding and Drainage

Core Policy 67 Flood Risk of the Wiltshire Core Strategy requires all development to be located, designed, and constructed to minimise vulnerability to flooding and to avoid increasing flood risk elsewhere. Proposals must demonstrate that surface water can be managed safely and sustainably, incorporating appropriate drainage solutions—such as sustainable drainage systems (SuDS)—that ensure runoff rates and volumes do not exceed pre-development levels. Development should provide measurable betterment where necessary, ensuring that drainage strategies are robust, technically compliant, and aligned with national policy. The NPPF sets out the application of a sequential, risk-based approach to the location of new development in paragraph 172. While the Council's Strategic Flood Risk Assessment identifies surface water and groundwater constraints within the area, the proposed development would have a limited impact on impermeable surfacing. The two-storey side extension would be constructed above the existing extension footprint, resulting in no net increase in impermeable area. The only increase would arise from the

single-storey front extension, measuring approximately 20.5 square metres, which remains well below the 250 square metre threshold. In accordance with paragraph 176 of the NPPF, householder development below this threshold is exempt from the sequential and exception tests. It is therefore considered that the proposal would not increase flood risk on or off-site and is acceptable in terms of flood risk and drainage.

Other Matters

One representation has been received raising concern regarding site access during construction, particularly in view of the property's proximity to a busy road and a nearby primary school. However, the application relates solely to modest householder extensions and does not involve any alteration to the established vehicular access. Temporary construction activity associated with works of this nature is not a material planning consideration in itself and does not provide grounds for refusal, particularly where the site benefits from a large and well-contained front courtyard capable of accommodating contractor vehicles without disruption to the public highway. Furthermore, there would be no significant or sustained increase in traffic generation arising from either the construction phase or the completed development. Comments within the representation also reference previous refused planning applications relating to the site; however, the only other applications identified do not form a material consideration in the assessment of the current proposal. The schemes which seem to be in reference were refused, were never implemented, and related to the erection of an additional dwelling within the planning unit, which is fundamentally different in nature and impact from the modest householder extensions now proposed. As such, these earlier applications have no bearing on the determination of the proposal currently under consideration and the objection raises no matters that would justify withholding planning permission.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

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:

Site Location Plan (20 February 2026)

Proposed Block Plan 2606-3 (20 February 2026)

Existing and Proposed Floor / Roof Plans 2606-2 (20 February 2026)

Existing and Proposed Elevations 2606-1 (20 February 2026)

Design and Access Statement (20 February 2026)

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