

HOUSEHOLDER PLANNING APPLICATION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01241
APPLICATION TYPE:	Householder
SITE ADDRESS:	17 Martins Croft, Colerne, Chippenham, SN14 8DS
DEVELOPMENT DESCRIPTION:	Demolition of existing rear conservatory and erection of a single-storey rear and side extension.
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission for the construction of a single storey 'wraparound' extension that would be sited to the side and the rear of the host building following the demolition of an existing conservatory.

SITE DESCRIPTION/CONTEXT

The site consists of a two-storey, semi-detached stone clad building, located within the Large Village of Colerne. The property is located within an established residential housing estate, which is also located within the Bath and Bradford on Avon Bat SAC. The site is not within a Conservation Area but is within the Cotswold National Landscape Area.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/A

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
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Cotswolds National Landscape

Colerne 'Made' Neighbourhood Plan

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

The National Planning Policy Framework (NPPF) and Planning Practice Guidance

National Design Guide

Emerging Wiltshire Local Plan:

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

Colerne Parish Council: No response.

REPRESENTATIONS

No third party comments were received.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is considered to be acceptable for the reasons as discussed below.

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 the Neighbourhood Plan for Colerne.

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 seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposals can be viewed within the plan snippets taken from the submitted plans:



Location Plan

Proposed Site Plan



Existing Front & Rear Elevations.



Street View Photograph of front of site

The proposal would see the removal of an existing north facing, single storey rear extension, which appears to have been constructed in two parts in the building's history, with the kitchen and w.c. being initially built, followed by the conservatory.

This former development has a piecemeal appearance, which would be replaced by a more unified, single storey flat roof addition. The new addition would be materially larger than the addition identified for removal and the new development would extend to the side of the property as well as providing a porch for the front door entrance. The extension would have an oak effect composite cladding to its rear, and a cream coloured rendered finish to its side, which would also be used for the newly constructed porch. Bifold doors would lead onto the rear garden area, and a centrally placed glass lantern would offer natural daylight to the occupants.

In terms of size, the present rear built form extends 4.8 metres to the rear, once this element is demolished and removed, the proposed replacement addition would extend by 6.5 metres from the original house, representing a further 1.7 metre projection to the rear, which is appraised as being acceptable as the site has a large sized garden area and the proposals would not appear disproportionate.

The porch would be set back from the front of the building as shown in the proposed block plan and so would not be readily visible from the public realm. The roof height of the proposal would be significantly lower than that of the main roof and so would be a subservient addition to the principal dwelling.

Based on 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 Effects

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 proposed extension would be of a single storey construction that would not be highly visible in the public domain and there would be no substantive overlooking harm to neighbours, thereby maintaining neighbouring amenity. Likewise, due to extended separation distances to any neighbouring occupiers, no overshadowing, overbearing or loss of light impacts are raised.

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

Ecology Impact CP50 requires no net loss of biodiversity on site. The site is located within the Bath and Bradford on Avon Bat Sac and the proposed development because of its minor nature and high-density urban location is considered unlikely to result in harm to bats or their habitat. There is no mechanism for significant effects from recreational pressure since it does not result in the creation of a new dwelling. Accordingly, the proposal is acceptable in this regard. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain. This application is 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, because the proposal is a householder extension.

Cotswold National Landscape. It is noted that the site is within the Cotswold National Landscape Area, however, for the above discussed reasons and due to the proposal's small size being located within an established residential built area, it is appraised that there would be no harm inflicted on the open character of the surrounding landscape area.

CONCLUSION

The proposed development is 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, 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: Planning Permission be GRANTED subject to conditions.