

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## DELEGATED REPORT

|                          |                                                    |
|--------------------------|----------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/01362                                      |
| APPLICATION TYPE:        | Householder planning permission                    |
| SITE ADDRESS:            | Cran Lea, Longsplatt, Kingsdown, Corsham, SN13 8DF |
| DEVELOPMENT DESCRIPTION: | Single storey rear extension                       |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>         |

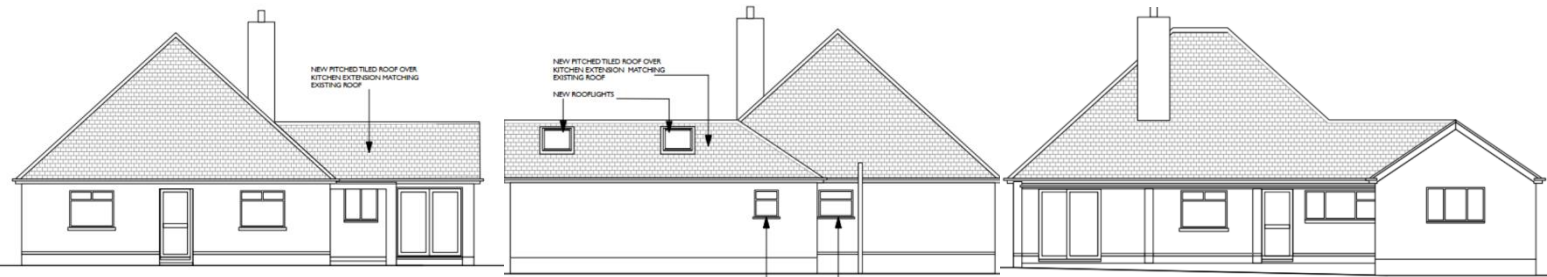
### PROPOSAL

The proposal seeks planning permission for a single storey rear extension. The application is submitted using Householder application forms. During the course of the application, amended proposed elevations were received owing to an anomaly on the plan.

The extracts below demonstrate the existing appearance and arrangement, compared to the proposed appearance subject to the application.



Existing Front, Rear and Side Elevations (L-R)



Proposed Front, Rear and Side Elevations (L-R)

The proposed rear extension is to enable the relocation and enlargement of the existing kitchen, as well as incorporating a utility room and separate shower room with WC. The extension will feature a pitched roof, hipped to one side of the rear elevation, but will also form a gable to the opposing side. Whilst the extension is situated to the rear of the property, a

section of the extension will be visible from the front elevation as it will extend beyond the existing side wall.

The extension is proposed to be finished in render and painted masonry, with interlocking clay tiles to the roof and UPVC windows and doors to match the existing material palette of the dwelling. In terms of fenestration, the rear (north) elevation proposes a ground floor window to serve the bathroom area, which will be obscure glazed, together with 2 roof lights on the roof slope above. A single casement window is proposed to the side (east) elevation to serve the kitchen, with a further window and double doors proposed to the front of the extension (to the south elevation) facing onto the existing veranda. The other side (west) elevation will feature a single entrance door from the kitchen. In association with the proposed works, it is also intended to marginally enlarge an existing window to the rear elevation adjacent to the extension, however this will also be obscure glazed.

The land upon which the extension will be erected is currently amenity space to the rear of the property, however the property benefits from amenity space around all sides of the building.

## **SITE DESCRIPTION/CONTEXT**

The site known as Cran Lea is a detached bungalow situated off of the mainroad in the rural hamlet of Longsplatt, approx. 3.5 miles from Corsham. The property benefits has amenity space surrounding the area with off road parking fronting a single detached garage. The property features a pitched roof where the roof slopes rise to one apex point, whilst a veranda features to the east elevation overlooking amenity space to the side of the building. To the side of the plot is an existing wooded area, whilst across the main road to the front of the property is open countryside. The property is located within the Cotswold National Landscape as well as within the North Wiltshire Green Belt. The surrounding area within the hamlet features several detached residential properties of varying construction styles and materials, in a largely rural setting.



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

- Cotswolds National Landscape
- North Wiltshire Green Belt
- Bath and BOA Bat SAC
- Countryside Character Area – Cotswolds
- Flooding from Groundwater is unlikely

## PLANNING HISTORY

| Proposal / Summary                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------|
| PL/2025/08718 - Householder planning permission Decision - Withdrawn by Applicant<br>Date: 19/11/2025 – Single Storey Extension to side and rear |

## 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

### Box Neighbourhood Plan: Designated

### Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies
- Policy CE7: Historic Environment and Cultural Heritage

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

### The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

## ISSUES

- Principle of development
- Appropriateness of the development in Greenbelt and harm to the openness
- Design and Impact upon the character and context of the area & impact on the Cotswolds National Landscape
- Residential Amenity

- Bath and BOA Bat SAC

## **CONSULTATION RESPONSES**

Box Parish Council: No objection –

*No objection but care with over-looking neighbours should be considered.*

## **REPRESENTATIONS**

The application was publicised by direct neighbour letter. Representations were made from a neighbouring property at 'The Retreat' positioned to the rear of the site, with comments summarised as below:

- Concerns raised regarding the accuracy of the plans depicting the separating rear boundary
- Ambiguity over the ownership of the boundary hedge
- Requests to protect the common boundary hedge
- Concerns to impact on residential amenity given the differing ground levels between the application site and 'The Retreat'
- Requested clause to maintain the existing height of the hedge to help retain privacy
- Concerns regarding the protection of existing services (water, gas, drainage)

## **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.

### Principle of development

The extension to be erected relates to an existing residential property, the principle of which is established as acceptable. However, since the application site is located within the North Wiltshire Green Belt, an assessment must also be undertaken as to whether the proposals constitute "inappropriate development" for the purposes of section 13 to the NPPF. For convenience, that assessment is undertaken in the sub-section immediately below.

The detail of the proposals must also be assessed against all other relevant policies, with assessment undertaken in the relevant sub-sections below.

### Appropriateness of the development in Greenbelt.

Great importance is attached to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 152 to the NPPF is unequivocal in stating that *inappropriate* development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight must be given to any harm to the green belt, including harm to its openness.

The application site lies wholly within the North Wiltshire Green Belt. There is no specific Wiltshire Core Strategy policy covering Green Belt matters in this location, so the relevant policy framework is found in Section 13 of the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG).

The Government attaches great importance to green belts, which serve five purposes as set out in paragraph 143 of the NPPF:

- to check unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging;
- safeguard the countryside from encroachment;
- preserve the setting and special character of historic towns;
- and assist urban regeneration by encouraging recycling of derelict land.

Paragraphs 152 and 153 of the NPPF state:

*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

Before then going on to identify exceptions to that policy, setting out forms of development which may be *not inappropriate* in the Green Belt (known as exceptions (a) through to (g)). Of most relevance in this instance is exception (c), which states:

*The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

With reference to exception (c), "original building" is defined within the Annex 2: Glossary to the NPPF as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. It is evident from the planning history and from observations on site that when having regard to the NPPF's definition, the "original building" amounts to the building as it presents itself at the time of assessing the application, given that the available planning history and built form does not demonstrate that the property has previously been extended.

Section 13 to the NPPF does not define what constitutes “disproportionate” and the Wiltshire Core Strategy does not contain any policy which prescribes a floorspace or % increase as to what or what is not regarded as acceptable in the Green Belt. The proposed development solely comprises the single storey rear extension to an existing dwelling, and thereby the assessment hereafter will focus on this development.

According to the planning history available on the property, together with the existing plans and elevations of the building, it is evident that the building has not previously been subject to applications to extend or alter the building, therefore the existing is considered to be the original building for green belt assessment. The proposed extension is designed to remain subordinate to the host property by reason of its proposed positioning, footprint and reduced overall height in comparison to the main building. The proposal is not considered to result in a disproportionate addition over and above the original building given this and the lack of other existing additions. The extension will result in a modest increase in built form that is of limited width and depth with a comparatively lower roofline than the existing building. Accordingly, in this case, the extension is considered to be in proportion to the original building and would meet the requirements of paragraph 153(c). It would not be inappropriate development.

#### Design and Impact upon the character and context of the area & impact on the Cotswolds 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.

The application site is located within the Cotswold National Landscape (formerly AONB) and as such Section 15 of the NPPF is relevant. Section 245 of the Levelling Up and Regeneration Act 2023 (LURA) introduced a statutory duty on relevant authorities to seek to further the statutory purposes of protected landscapes. With regards to National Landscapes, this requirement has been incorporated into Section 85 of the Countryside and Rights of Way (CROW) Act 2000, which now states *“In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”*

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.

Section 12 of the NPPF expects a good standard of design, whilst Section 13 focuses on protecting green belt land. Section 15 details conserving and enhancing the natural environment, whilst Section 16 discusses the requirement to conserve and enhance the historic environment. 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.

The proposed works are situated at the rear of the building, however a section of the extension will be visible from the front elevation due to extending beyond the existing side wall. The overall scale and design of the extension is considered proportionate to the main dwelling, and together with the reduced roof height, represents a subservient and cohesive addition to the building. The resulting appearance and built form is not considered to crowd the rear elevation or result in an incongruous appearance, whilst the use of matching materials to the existing property enables the extension to align with and be sympathetic to the existing character and appearance of the main dwelling. Whilst it is acknowledged that the footprint of the extension will result in the loss of a section of rear amenity space, the property has further amenity areas around the building to not result in a demonstrable loss in outdoor space to serve the property.

Taking into account the property's location within the Cotswold National Landscape, by reason of the scale and positioning of the extension, it is considered that the proposed works would help preserve the views and scenic quality afforded to this site and location, and would not give rise to unacceptable visual impact within the setting of the host dwelling, nor from further afield. The extension is located to the rear of the property and whilst partially visible from the frontage, the existing boundary treatment to the front of the site of established planting and landscaping would partially conceal views of the extension from long reaching views within the National Landscape. Furthermore, no external lighting is proposed to be incorporated within the development, thereby helping to protect the dark skies of the landscape.

Accordingly, it is considered that the proposal complies with Core Policies CP51 and CP57, of the Wiltshire Core Strategy in demonstrating a good standard of design that is sympathetic and in-keeping with the property and the vicinity. Also, the proposal complies with policies CE1, CE4, CE6 and CE7 of the Cotswolds National Landscape Management Plan 2025-2030, as well as the Wiltshire Design Guide and sections 12, 13 and 15 of the NPPF.

#### 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 proximity to the application site are The Retreat, located to the north, and Highclere to the west. With regards to Highclere, the proposed extension is not proposed to be built in closer proximity to the neighbouring boundary, thereby respecting the existing separation distances. The only additional fenestration that is proposed facing the shared boundary is in the form of a side entrance door to the kitchen.

Objections and concerns have been raised by the occupants of The Retreat with regards to several matters and the potential impact on their residential amenity, which are all duly noted and understood. For clarity, these concerns are discussed in the subsections below.

#### *Concerns raised regarding the accuracy of the plans depicting the separating rear boundary*

It is understood that the Occupiers are concerned regarding the accuracy of the plans depicting the boundary between the properties. Currently, the host dwelling has a large established hedge to the rear of the property, within which are concrete posts. To the other side of the hedge is a timber closeboarded fence, which is to the rear of The Retreat. When conducting a site visit on 15.04.26, the boundary was viewed both from within the application site and from the land running to the east of the properties, which enabled clear views of the hedge and fencing in the context of the site. The Agent has confirmed that the plans submitted illustrate the spatial distance between the works and the concrete posts, which is believed to reflect the boundary line, as opposed to the edge of the hedge.

Additionally, it is understood that concerns remain as to who owns the hedge – whether it is Cran Lea or The Retreat, with the Occupants of The Retreat claiming ownership of it. Whilst the ambiguity of the situation is duly noted and understood, unfortunately hedgerows and fencing are not typically shown on Land Registry title plans. In this instance, the applicant has presented title deeds during the site visit, and the red line boundary shown accords with the red line on the submitted location plan. The appropriate ownership certificates have also been completed and submitted with the application. Matters relating to land ownership and boundary disputes are civil matters and fall outside the remit of the planning system. Accordingly, the Local Planning Authority is required to assess the proposal on the basis of the defined application boundary as shown by the red line, and to consider the acceptability of the development in planning terms only.

#### *Protection of the common boundary hedge*

When visiting the site, it is evident that the boundary hedge provides both a physical and visual buffer between the application site and The Retreat, whilst helping to provide a degree of privacy to both properties. The request for the protection of this hedge has been noted. The planning assessment considers whether the proposed development would result in unacceptable harm to neighbouring amenity, including any adverse impact arising from changes to boundary treatments where these form part of the proposal. In this instance, the proposal does not explicitly include the removal or reduction in height of the hedge, however

the Applicants confirmed that a degree of pruning to the side of hedge within their boundary will occur to also help maintain its shape and appearance. The planning system is unable to control the future management of boundary vegetation unless it is necessary to mitigate identified planning harm and meets the relevant tests for the imposition of conditions. That is not necessary in relation to a modest single storey extension as proposed. Notwithstanding the above, it is encouraged that consideration should be given by the occupants of the application site with regards to the height of the hedge being maintained to help retain the current levels of privacy afforded to both properties.

#### *Impact on The Retreat and differing ground levels*

The proposed extension would be located in close proximity to the shared boundary with The Retreat, resulting in built form positioned nearer to the boundary than the existing rear elevation. It is acknowledged that there is a slight variation in ground levels between the two properties. When visiting the site, it was noted that there are windows to the The Retreat facing the application site, however views are partially obscured owing to the height and position of the boundary hedge. The extension would remain a single storey structure, with eaves heights consistent with those of the host dwelling and a roof height that is demonstrably lower than the main building, which is not considered to result in loss of light or overshadowing effects. The development, given its proposed height in association with any boundary treatment, is not considered to result in an overbearing or dominant effect. While additional fenestration is proposed to the rear elevation, this comprises ground-floor glazed openings and two rooflights within the roof slope above, which are not considered to give rise to unacceptable overlooking or loss of privacy. Taking these factors together - the modest scale, reduced roof height and positioning and type of the proposed glazing - the extension is considered acceptable in residential amenity terms notwithstanding its proximity to the boundary.

Photos to show the current boundary and spatial relationship between the application site and The Retreat (taken during site visit)



#### *Concerns regarding the protection of existing services (water, gas, drainage)*

Matters have also been raised in relation to the existing services to both properties and the potential impact that the proposed works may have on these services, which are duly noted. Matters relating to the capacity, protection or diversion of private services, including drainage and utility connections, are primarily engineering and civil matters and do not in themselves constitute material planning considerations. The planning system is concerned with the acceptability of development in land use terms, rather than the safeguarding of private infrastructure. It is generally expected that such matters would be addressed through the detailed design process, building regulations approval and any necessary agreements between the relevant landowners and service providers. However, there is no indication that the proposed development would give rise to unacceptable planning harm in this regard.

### *Conclusion*

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, whilst the concerns raised by neighbouring occupants have been fully understood and assessed. It is considered that the proposed rear extension will not result in unacceptable harm to the residential amenity of either adjoining neighbour, given the scale and design of the extension, the proposed positioning of fenestration and its position within the plot in proximity to shared boundaries. The proposed works are not considered to result in loss of light, overlooking or overshadowing impacts given the height and scale of the extension, combined with the height and positioning of the boundary hedge to the rear. 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.

### Bath and Bradford on Avon BAT SAC

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 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.

### 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 extension is not inappropriate development in the green belt. In other respects, it is concluded that the extension is acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a sympathetic addition to the host dwelling that is designed to be in-keeping with the locality and the setting, whilst it is considered to safeguard the visual amenities of the Cotswolds National Landscape. Overall, the application complies with CP50, CP57 and CP51 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, 13 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:

LYC 023 – Proposed Block Plan received 27.02.26  
LYC 009 – Location and Site Plan received 27.02.26  
LYC 020 – Proposed Floor Plans received 05.03.26  
LYC 021 – Proposed Roof Plan received 05.03.26

LYC 022 – Proposed Elevations received 17.04.26

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

### INFORMATIVES

#### Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.