

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01279
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hornbeams, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8BD
DEVELOPMENT DESCRIPTION:	Two storey side extension and loft works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for a two-storey side extension and loft works at Lower Kingsdown Road, Kingsdown.

Hornbeams is a detached property in Kingsdown. The property is located on a steeply sloping site on the Lower Kingsdown Road. The property is a single storey dwelling with a partially converted roof space and partial undercroft. The property is surrounded by other dwellings on the north, east and west and by The Swan public house to the south.

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

- Green belt
- Cotswold National Landscape

The current application proposes development which is broadly similar to that which was permitted under PL/2023/04940; however, there are several changes to the detailed design and extent of works. The principal difference is that the proposed two-storey extension is longer than previously approved. The external finishes have also been amended. The extant consent comprised a mix of rubble stone and timber cladding, whereas the current application proposes the extension be finished in rubble stone in its entirety.

The previously approved flue on the south-west elevation has been omitted.

The fenestration has been altered, including:

- An additional window on the north-west elevation;
- Revised fenestration to the south-east elevation, with two windows proposed instead of a single larger opening; and
- The introduction of lintel detailing to the windows serving the two-storey extension.

The roof covering would be a lead-effect finish and the windows would be aluminium, consistent with the approved scheme in principle.

The raised terrace area, which was enlarged under the previous permission, is proposed to be slightly enlarged further, wrapping around the dwelling.

The loft space is already partially converted, and the proposed two-storey extension would connect to the existing living accommodation. The proposal also includes a dormer extension with four windows, as previously approved.

PLANNING HISTORY

Proposal / Summary
18/01231/FUL - Full planning permission Decision - Approve with Conditions Date: 6/4/2018 – Proposed 2 storey side extension to existing dwelling to provide additional bedroom and living accommodation.
PL/2023/04940 - Householder planning permission Decision - Approve with Conditions Date: 5/10/2023 – Single storey and two storey side extension and loft works

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 64: Demand Management

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

Countryside and Rights of Way Act 2000

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

CONSULTATION RESPONSES AND REPRESENTATIONS

Box Parish Council: No objection

At the time of writing, no public comments have been 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.

Green Belt

The application site lies within the Western Wiltshire Green Belt. National Green Belt policy is set out in Chapter 13 of the National Planning Policy Framework (NPPF), which states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

Paragraph 154(c) of the NPPF confirms that the extension or alteration of a building is not inappropriate development in the Green Belt, provided that it does not result in a disproportionate addition over and above the size of the original building. There is no statutory definition of what constitutes “disproportionate”; as such, this is a matter of planning judgment having regard to the size, scale and context of the host dwelling.

Extant planning permission for a two-storey side extension and loft works exists under reference PL/2023/04940. That permission remains capable of implementation and therefore represents a realistic fallback position in terms of the scale, footprint and volume of development that could lawfully occur at the site.

The current proposal is broadly similar to the extant scheme, albeit with a modest increase in the length of the two-storey extension and minor design changes to materials and fenestration. The extension would remain visually subordinate to the original dwelling, would be closely related to the existing built form, and would not introduce a disproportionate form of development to that which has already been approved.

In assessing the proposal against Green Belt policy, it is relevant to consider whether it would result in additional harm to the openness of the Green Belt over and above the extant permission. It is not considered that the proposal would result in a materially greater impact on openness. The development would remain confined to the existing residential curtilage and would not lead to encroachment into the wider countryside.

The proposal would not conflict with the five purposes of including land within the Green Belt, as set out in Paragraph 140 of the NPPF, and would not undermine the openness or permanence of the Green Belt to a greater degree than the permitted scheme.

It is therefore concluded that the proposal does not represent inappropriate development within the Green Belt, nor does it result in a disproportionate addition to the original dwelling. The development is considered to be acceptable in Green Belt terms and to accord with national policy as set out in the NPPF.

Design and Impact upon the character and context of the area (Cotswold National Landscape)

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.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The application site is situated within the Cotswold National Landscape. Hornbeams is a detached dwelling set on a steeply sloping site along Lower Kingsdown Road, within an established residential area. The site is contained within its residential curtilage and is visually read in the context of surrounding development.

The proposal comprises a two-storey side extension, loft works and increase to a raised terrace. An extant permission exists for a similar form of development under reference PL/2023/04940. The current proposal differs in that the two-storey extension is moderately longer and incorporates amended external detailing and fenestration. Notwithstanding these differences, the overall form, scale and siting of the extension remain comparable to the approved scheme.

The extension would remain subordinate to the host dwelling and would not dominate the original building. The revised use of rubble stone across the extension is considered appropriate in this location and provides a consistency across the building. The amended fenestration, including additional windows and lintel detailing, is well proportioned and reads coherently as part of the extension.

The dormer extension remains as previously approved and does not materially alter the roofscape or character of the dwelling when viewed from the surrounding area.

Overall, the proposal is considered to respond positively to the character of the host dwelling and its setting, and would not result in harm to the character or appearance of the area. The development accords with 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 property is bordered by residential dwellings to the north, east and west, with The Swan public house to the south on a higher level. Properties to the north are at a lower level and across the highway. Parts of the proposal that are considered as part of amenity is the massing of the two storey extension, new fenestration and the increased terrace area.

In terms of loss of light and overshadowing, the extension would be positioned and oriented such that there would be no significant reduction in daylight or sunlight to neighbouring properties. The moderate increase in length of the two storey extension comprises approximately 2m longer than the existing dwelling. Compared to the extant permission, this does not materially alter the relationship with any neighbouring properties given the dwelling is adequately distanced from the neighbouring boundary.

With regard to privacy, the amended fenestration includes an additional window and changes to window arrangements. These windows do not result in unacceptable overlooking of neighbouring habitable room windows or private amenity spaces, having regard to existing separation distances and site relationships. There is also a larger wrap around terrace area, mainly on the west side. The new terrace area is smaller than the existing. The main sitting out area is likely to remain on the north side of the dwelling. It is not considered the moderate increase in terrace area would cause any adverse effects to privacy.

The extension would not appear overbearing when viewed from neighbouring properties, and would read as a proportionate addition to the dwelling. The proposal would therefore safeguard the reasonable living conditions of adjoining occupiers.

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

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The site is not located within any statutory or non-statutory ecological designations; however, it lies within the following bat consultation buffers: Greater Horseshoe Bat 4km SAC Parcel Buffer, Greater Horseshoe Bat 4km Core Roost Buffers associated with Box, The Grille and Brown's Folly, Bechstein's Bat 1.5km SAC Parcel Buffer, and Lesser Horseshoe Bat 2km Core Roost and SAC Parcel Buffers, Swan.

The proposal does not involve the removal of any further trees or vegetation and does not include new permanent external lighting. An extant planning permission (PL/2023/04940) exists for a similar form of development, including roof works, which remains capable of implementation. The current proposal would not result in impacts materially greater than those already consented.

Having regard to the nature and scale of the works, and the extant permission, it is not considered that the proposal has the potential to result in likely significant effects on bat features associated with the SAC and, for the reasons set out above, it is concluded that an Appropriate Assessment is not required.

The proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

Highways and Parking

The proposal does not involve any alterations to the existing access arrangements. Adequate parking is available within the curtilage of the property to serve the dwelling as extended, and the development would not result in a material increase in vehicle movements. The proposal is therefore considered acceptable in highway and parking terms and complies with Core CP64 of the Wiltshire Core Strategy.

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, national landscape, green belt, 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 received by the LPA 24/02/26:

Location Plan A17 23 12 S01 Rev A

Proposed Block Plan A17 23 12 P101 Rev A

Proposed Ground Floor Plan A17 23 12 P102 Rev A

Proposed Loft Floor Plan A17 23 12 P103 Rev A

Proposed Elevations A17 23 12 P104 Rev A

Proposed Elevations A17 23 12 P105 Rev A

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

INFORMATIVE TO APPLICANT:

The site lies within bat consultation buffers associated with European-designated bat sites. Whilst the proposal is not considered likely to result in significant effects on bat features, all bats and their roosts are legally protected. If, at any time during the works, bats or evidence of bats are discovered, all works in the affected area shall cease immediately and advice sought from a suitably qualified ecologist. Works shall not recommence until it has been confirmed that they can proceed lawfully.