

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01871
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hillside, Quarry Hill, Box, Corsham, SN13 8LP
DEVELOPMENT DESCRIPTION:	Widening of rear first floor extension to improve room layout, removal of hipped/lean to roof areas to south west and north west elevations above single storey addition
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the widening of an existing first floor rear extension, along with the removal of hipped/lean to roof areas to the SW and NW elevations above a single storey addition. The application is submitted using Householder application forms.

During the life of the application, an amended plan was received to address a minor anomaly.

The extracts below demonstrate the existing appearance of the dwelling, together with the proposed appearance subject to this application:



Existing front, side and rear elevations



Proposed Front, Side and Rear Elevations

The proposed works would widen the existing first floor extension to the rear of the property, where the existing en-suite serving the master bedroom is situated. Alongside internal reconfiguration, it is proposed to extend this section of the building to increase the floor area and relocate the master bedroom into this space, with the en-suite relocated to its former position. The rear of the building currently demonstrates a slightly staggered appearance with a two storey gable and first floor gable across the rear façade with a further section set back further. The extension to the first floor would alter and remodel the rear façade and enlarge the existing gable to be marginally lower than the adjacent two storey gable, but of a similar roof pitch.

To the ground floor below, it is proposed to amend the hipped/lean to roofs on two sections of the building. Currently, there is a lean-to extension to the side of the building which houses a ground floor study and links to the dining room to the rear. Whilst the dimensions of the lean-to is not proposed to alter, it is proposed to remove the existing lean-to roof and replace it with a flat roof. Additionally, there is a hipped roof section above the ground floor rear extension which houses the dining room, that is proposed to be removed and replaced with a flat roof, marginally extended above the rear doors to provide a canopy.

In terms of construction materials, it is proposed that the works to the first floor would be finished in natural stone, with blue black slate to the pitched roof to the gable and EPDM to the flat roof. Concerning fenestration, it is proposed to remove the existing single casement windows to the first floor and replace with full length French doors with a Juliet glass guarding, with a first floor velux rooflight to the side of the sloping roof to the gable.

SITE DESCRIPTION/CONTEXT

The site known as Hillside is a large detached two storey dwelling house located in a semi-rural location in Box on an incline gradient along Quarry Hill. The property is situated on the outskirts of an established residential area, on the edge of a linear arrangement of properties fronting Quarry Hill, with the location set within both the Cotswolds National Landscape and the Western Wiltshire Green Belt. The main dwelling is set back from the main road with a generous frontage and views to open countryside and Box Tunnel to the rear, enclosed to the front by a low stone wall and established planting and landscaping to the front boundary. The main building is double fronted with a centrally positioned pitched roof porch, with a single storey lean-to extension and first storey addition visible on the front façade, whilst the rear built form also features a two storey rear gable. Previous applications have extended and altered the property over time, including a ground floor rear extension with hipped roof. The building is constructed from natural stone and render with blue black slate roof and painted timber windows. The surrounding area is semi-rural, with a mixture of semi detached and detached properties within the vicinity, constructed from a variety of materials including natural stone and timber.



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

- Cotswolds National Landscape
- Western Wiltshire Green Belt
- Countryside Character Area – Cotswolds
- Negligible risk from groundwater flooding
- Bat SAC Zones of Impact

PLANNING HISTORY

Proposal / Summary
N/04/02912/FUL - Full planning permission Decision - Refused Date: 1/12/2004 – CHANGE OF USE OF AGRICULTURAL LAND TO GARDEN AND ERECTION OF RAISED PATIO DECKING
14/08834/FUL - Full planning permission Decision - Withdrawn Date: 10/11/2014 – Rear/Side Extension & Front Extension
N/98/01106/FUL - Full planning permission Decision - Approve with Conditions Date: 20/7/1998 – EXTENSIONS AND ALTERATIONS TO DWELLING EXTENSIONS/ALTERATIONS
14/06093/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 1/8/2014 – Proposed rear two storey extension , first floor extensions to side and front two storey extension.
15/03916/FUL - Full planning permission Decision - Refused Date: 19/6/2015 – Proposed side/rear extensions and formation of new vehicular access (Resubmission of 14/08834/FUL)
15/07627/FUL - Full planning permission Decision - Approve with Conditions Date: 22/9/2015 – Proposed Single Storey Rear Extension (Amendment to Application Reference 15/03916/FUL)
ENQ/2025/00605 - Pre-Application enquiry Decision - Pre-App Response Date: 1/7/2025 – Small (approximately 5-8 square metres) extension to first floor main bedroom above dining area. To minimise any over-development of the site we propose that the sloping ground floor roof be replaced with a flat roof in order to eliminate/ minimise volum
N/84/00781/F - Historic apps 1974 to 1983 Decision - Approve Date: 2/7/1984 – Construction of driveway and vehicular access

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- 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 CE5: Dark Skies

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

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt land

The Planning Practice Guidance

National Design Guide

ISSUES

- Principle of Development
- Green Belt
- Design and Impact upon the upon the character and context of the area and the Cotswold National Landscape
- Residential Amenity
- Bat SAC Zone of Impact

CONSULTATION RESPONSES

Box Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

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 proposed works include alterations and extensions to a residential property, the principle of which is established as acceptable. However, since the application site is located within the Western 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. 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.

Green Belt:

Great importance is attached to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 153 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.

Paragraph 153 of the NPPF states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘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 at paragraph 154 to identify exceptions to that policy, setting out forms of development which may be *not inappropriate* in the Green Belt (known as exceptions (a) though to (h)). Of most relevance in this instance is exception (c), which states:

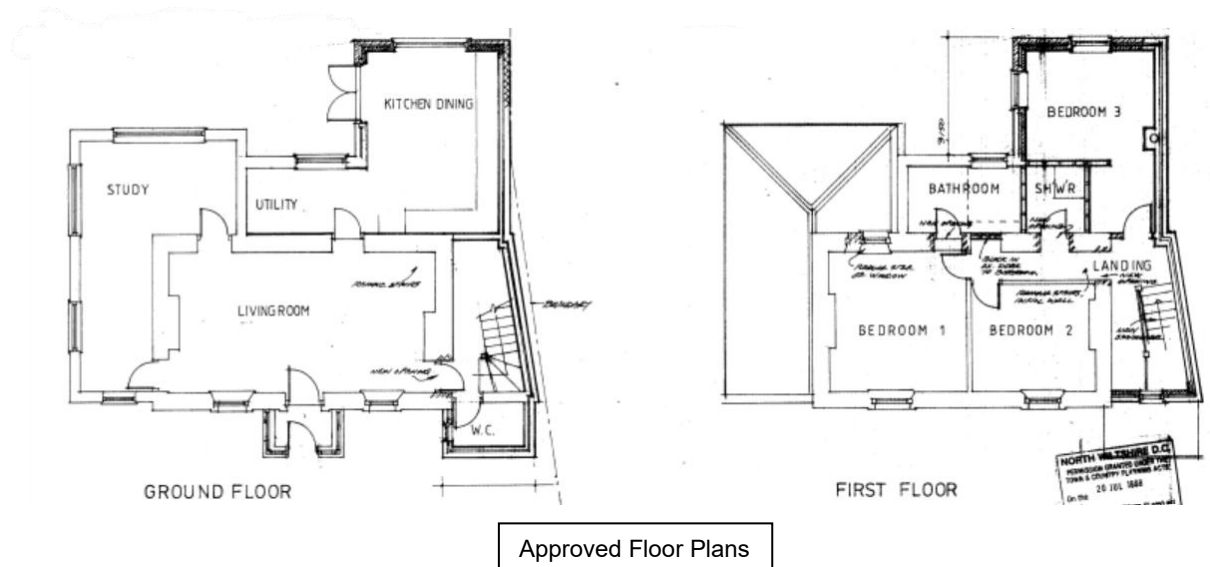
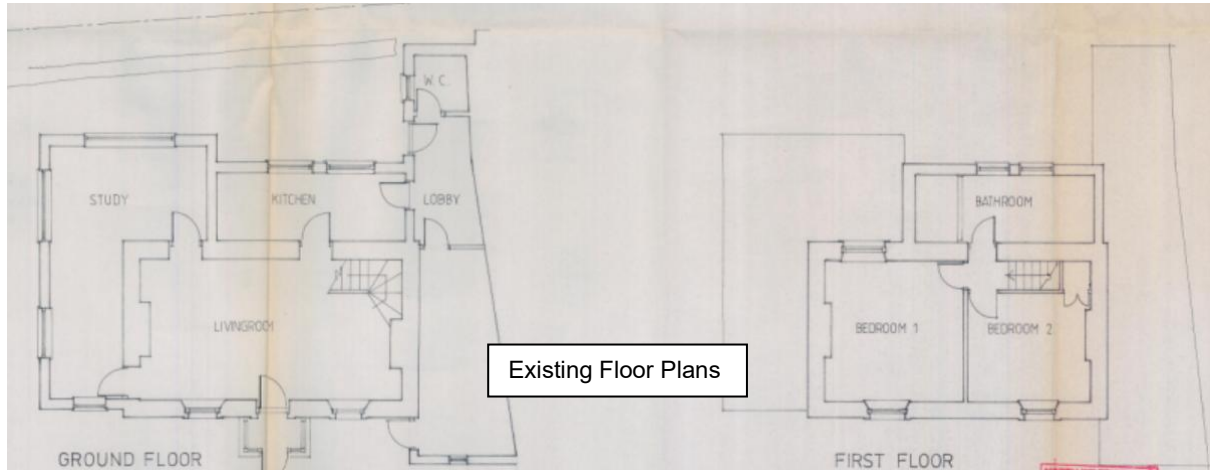
The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

With reference to exception (c), “original building” is defined within the Annexe 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.

Whilst the precise date of construction of the original building is unknown, the available information indicates that the existing building has been subject to enlargement historically. The approved applications are as follows, with extracts below to show how the footprint of the dwelling has altered over time using information readily available:

- N/98/01106/FUL – Extensions and alterations
- 15/07627/FUL – Single storey rear extension

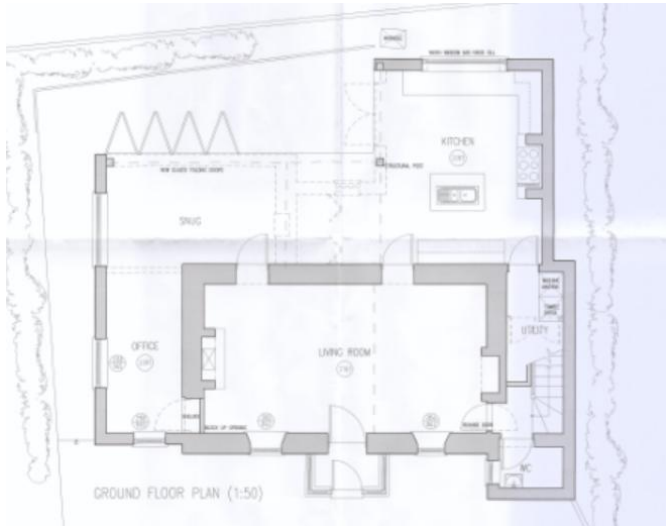
N/98/01106/FUL:



The above floor plans demonstrate the footprint of the dwelling at the time of the submission under N/98/01106/FUL. The application was approved to extend and alter both the ground and first floor of the property, with the creation of a downstairs WC, enlarged kitchen and dining area and relocated staircase, whilst a third bedroom and landing area was created to the first floor.

15/07627/FUL:





ing Fl

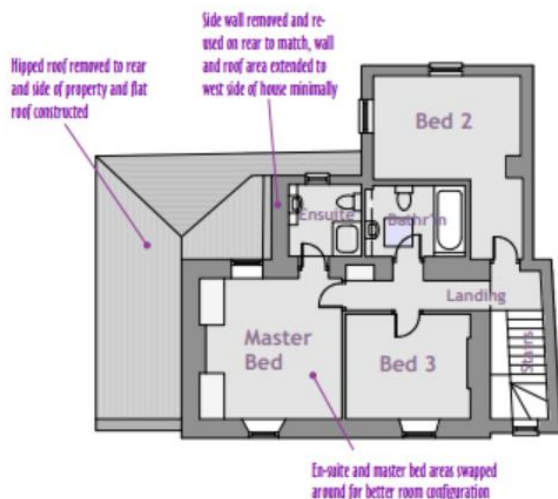


Proposed Floor Plans

The above floor plans demonstrate that previous permission N/98/01106/FUL was implemented. Application 15/07627/FUL was granted for a single storey rear extension to the property to extend the snug and create a more open plan arrangement which connected to the rear kitchen.

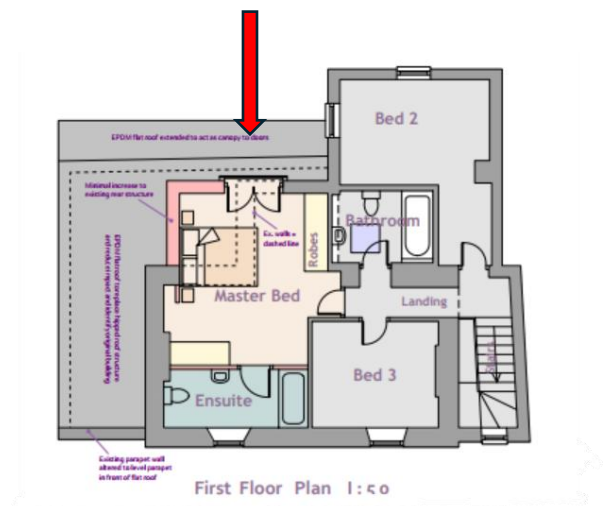
PL/2026/01871:

The works subject to this application are illustrated in the extracts below. The extent of the widening of the first floor extension is evident (denoted by the red arrow), which together with internal reconfiguration would enable the relocation and extension to the master bedroom, with the relocation of the ensuite. The sections of roof to be removed are also highlighted below.



First Floor Plan 1:100

Existing Floor Plans



First Floor Plan 1:50

Proposed Floor Plans



Existing SW and NW elevations (Areas of roof for removal denoted by red arrow)



Proposed SW and NW elevations

The proposal seeks to remove the existing hipped/lean-to roof areas to the SW and NW elevations above the existing single storey elements to the building, whilst widening part of an existing first floor extension to improve the room layout. When comparing the existing and proposed footprints and elevations, cumulatively the proposed works does not represent substantially larger overall built form than the existing arrangement. While the proposed scheme includes the widening of an existing first floor extension, this increase in built form is offset by the removal of the sections of the roof structures. The removal of these roof elements reduces the overall bulk and volume of the dwelling, thereby mitigating the impact of the widened first floor extension and increase in built form when considered as part of the development as a whole.

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. However, taking into

consideration the existing and proposed footprints and arrangements, it remains clear that the proposed widening of the first floor extension would not result in a demonstrable increase in built form given the portion of roof structure to be removed. Therefore, the proposal is considered to meet the exception under paragraph 154(c).

Furthermore, the height, design and scale of the proposed works to the first floor extension does not significantly impact the openness of the Green Belt when comparing the existing and proposed built form.

Conclusion

Overall, when taking into account the existing and proposed footprints and floorplans, as well as the current developed form, the proposal is not considered to increase the overall bulk and massing of the building such as to cause harm over the existing. In the context of its Green Belt location, the proposal is considered proportionate to the original built form and would enable the fundamental aim of preserving the openness of the Green Belt. Therefore, the proposals are not considered to constitute inappropriate development in the Western Wiltshire Green Belt.

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

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.

Section 12 of the NPPF expects a good standard of design, whilst section 15 details conserving and enhancing the natural 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 proposal includes an increase in the footprint of the first-floor extension, which would facilitate a sympathetic alteration to the dwelling, resulting in a simplified and more balanced appearance across the rear elevation. The removal of the existing hipped roof would further reduce perceived bulk at first-floor level, opening up views to the rear and side of the property and enhancing the overall sense of openness across the site. It is considered that collectively, the proposed works would remain in-keeping and compatible with the main dwelling and its plot, integrating with the overall existing character and appearance of the property.

The works are predominantly focused on the rear and side of the dwelling, and whilst the building is located in a semi-rural setting with wide reaching views across the National Landscape, the proposed alterations are not considered to result in unacceptable visual harm to the qualities, scenic beauty or special character of the area. It is considered that the proposed built form would help to conserve the visual appearance and integrity of the designated landscape setting.

By reason of the scale and design of the first floor extension, with the extent of roof structure to be removed and associated alterations, the proposal is considered to result in a sympathetic and proportionate development. The proposed height, massing and overall bulk accumulating from widening the first floor extension responds positively to the main dwelling, its plot and the established character of the surrounding area, enabling the works to integrate cohesively within the setting rather than appearing dominant or incongruous.

Therefore it is considered that the proposal is in accordance with WCS Core Policies 51 and 57, policies CE1, CE4 and CE6 of the Cotswolds National Landscape Management Plan, the Wiltshire Design Guide and section 12 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 neighbouring properties in proximity to the proposed works are Grason to the SW and West View to the NE. Whilst the proposed widening of the first floor would increase the mass and bulk at first floor level, it is not proposed to bring the built form in closer proximity to the neighbouring boundaries as the end wall of the extension would not exceed the established end wall of the main dwelling. It is noted that whilst double doors would be inserted to serve the master bedroom to enable views across the rear of the site, the direction of vision would be aimed towards the open countryside and rear amenity space serving the dwelling as opposed to directly overlooking neighbouring boundaries. Hillside is positioned towards the rear of its plot, with sufficient separation distances currently between its position and the adjacent dwellings. Additionally, given the scale and form of the proposed widening of the first floor and pitched roof built form to this section of the dwelling, it is not considered to result in

loss of light or overshadowing to the adjacent neighbours. The proposed removal of the hipped roof will help to increase the openness to the site and remove an aspect of bulk and mass at first floor level, helping to reduce any perceived sense of enclosure or overbearing effects to neighbouring occupiers.

Overall, given the positioning of the property, together with the scale, design and distances to the neighbouring properties, it is considered that the proposal will not result in unacceptable impact to residential amenity, loss of light or resulting overlooking or overbearing effects. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Bat SAC Zones of Impact

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. The Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire provides guidance on planning decisions, including householder development.

At section 7 of the guidance is a summary of the process. The site falls within a Core Area of the SAC and the proposal by virtue of being development impacting the roof of the building may be considered to potentially impact upon a Sensitive Feature as defined by section 3.1 and 4.1 of the guidance i.e. potential roost in the building.

The development relates to increasing the width of an existing part of a residential dwelling and the removal of modern sections of roof 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.

Nonetheless, an informative is considered helpful to remind the developer of their responsibilities to protected species, including species of bats that may or may not be part of the SAC designation.

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

By reason of the scale, design and materials used, the proposed development is considered to be acceptable. The proposed works to the main dwelling are considered proportionate and in-keeping with the location, not resulting in a disproportionate addition or harm to the openness of the Western Wiltshire Green Belt. Furthermore, the proposed works would not result in unacceptable visual harm to the character and appearance of the locality, and enables sympathetic development within the Cotswolds National Landscape with regards 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. Additionally, the proposal is not considered likely to give rise to any significant effects on bats or the integrity of the Bat SAC. Lastly, the proposal is not considered to result in unacceptable harm to the residential amenity of the neighbouring properties.

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 and documents:

445/RJM/2025/3 – Location and Block Plans received 19.03.26

445/RJM/2025/I rev A – Proposed Plans and Elevations received 06.05.26

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