

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00854
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Mead Villas, High Street, Box, Corsham, SN13 8NJ
DEVELOPMENT DESCRIPTION:	Garage conversion, provision of a storage shed, and general landscaping works to rear garden.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for a garage conversion, storage shed and landscaping works at 5 Mead Villas, High Street, Box.

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

- Green belt
- Conservation Area
- Grade II listed buildings to the south and west of the site
- Cotswold National Landscape
- SAC consultation zones: Bechstein 1.5km, GHS 4km at The Grille and Brown's Folly, LHS 2km Box.

PLANNING HISTORY

Proposal / Summary
PL/2021/09554 - Three storey side extension - Resubmission of approved application 19/00390/FUL – Approved with Conditions
15/03573/FUL - Erection of Three Storey Extension – Approved with Conditions
19/00390/FUL – Three storey side extension. – Approved with Conditions

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

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

Bat Special Areas of Conservation – Planning Guidance for Wiltshire Council

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Box Parish Council: No objection

Ecology: No objection subject to condition

Highway Engineer: No objection subject to condition “I note the revised parking arrangement which shows 3 parking spaces within the driveway space which is acceptable.

I raise no highway objection providing the following conditions are imposed:

The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

No part of the development hereby permitted shall be first brought into use until the parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.”

Further correspondence when it was relayed there is an existing gate and a proposed sliding gate in revised plans. 13/05/26: “due to the fact that they previously had a gate that was manually operated, I would not want to make an objection.”

REPRESENTATIONS

One comment received:

“No objection from a neighbour perspective, but a couple of observations on the parking front (mainly to increase the likelihood that the footpath from the top of Valens Terrace to the rec remains unimpeded).

First, the highways department removal of objection is on the condition that “the vehicle access and parking spaces shall REMAIN ungated”. Currently it is always gated, so presumably that will need to change.

Secondly, I think there is some decking/patio in front of the current patio doors, so if two cars are to be parked behind each other presumably that would also need to change."

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", and this remains a matter of planning judgment.

In this instance, the proposal relates to the conversion of an existing garage, together with the erection of a small incidental outbuilding within the domestic curtilage. The development is modest in scale and would remain closely associated with the host dwelling. As such, this is not considered to be a disproportionate addition to the original building.

Having regard to the limited nature of the works, it is not considered that the proposal would result in harm to the openness of the Green Belt, nor would it conflict with the purposes of including land within it.

The development would not constitute inappropriate development in Green Belt terms. The proposal is therefore considered to comply with the relevant provisions of the NPPF.

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

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

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 proposal comprises the conversion of an existing garage, the introduction of a modest storage shed, and associated landscaping works within the residential curtilage. The works are of a domestic scale and remain subservient to the host dwelling.

The garage conversion would utilise the existing built form. New rooflights would be added, a new door and a small obscure glazed window is proposed on the side elevation, and two new windows at the rear in place of existing garage door which match existing fenestration. The side and rear will be finished in timber cladding to rejuvenate the existing dilapidated facades.

A bat and bird box would be added to the dwelling.

The proposed timber shed is modest in scale and would be located to the rear of the site, adjoining the garage, where it would be viewed in the context of domestic garden paraphernalia. As such, it would not appear visually prominent or incongruous within the plot or wider streetscene.

The previous side pedestrian entrance is proposed to be reinstated within the stone wall.

There are associated landscaping works associated with the new parking area.

The previous consent on the site for a three storey side extension (PL/2021/09554) has not been implemented and this garage conversion would be in the same location as this consent.

The site lies within the Box Conservation Area and there are Grade II listed buildings to the south and west. Given the limited scale of the proposals and their containment within the existing curtilage, the development would not give rise to harm to the character or appearance of the Conservation Area, nor would it adversely affect the setting of nearby listed buildings. The works would appear as natural and proportionate alterations to the existing dwelling and its curtilage. The design and materials are complimentary to the host dwelling and surrounding area. The works are minor and would not cause any adverse visual effects.

Having regard to the above, the proposal is considered to be in keeping with the character of the existing dwelling and the surrounding area and would preserve the significance of designated heritage assets. The proposal therefore complies with Core Policies 57 and 58 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 proposed garage conversion would be contained within the footprint of the existing structure. As such, it would not give rise to any adverse impacts in terms of loss of light or overshadowing.

The proposal does not introduce any new openings that would result in unacceptable overlooking. The new window in the side elevation is proposed as obscure glazed. The use of the building would remain compatible with the established residential use of the site.

The proposed shed is modest in scale and positioned within the rear garden, where it would not result in any overbearing impact on neighbouring properties.

Overall, it is not considered that the proposal would result in any detrimental impact upon the amenities or living conditions of neighbouring 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.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal utilises the existing access serving the dwelling. It is noted that an existing gate is present at the access, which was omitted from the originally submitted existing plans but has now been correctly shown. This was commented on by a member of the public and has now been addressed.

Amended plans submitted during the course of the application demonstrate that three parking spaces can be accommodated within the site, which is considered acceptable. The applicant has also amended the proposals to include a sliding gate to replace the existing gate.

A neighbour also noted that the patio area might need to be altered to accommodate the proposal; however, the applicant has confirmed that only a planter will require relocation to facilitate the parking provision.

The Highway Engineer has raised no objection to the level of parking provision and recommended a condition to ensure this is delivered. Further consultation has been undertaken in respect of the proposed gated arrangement and the acceptability of a sliding gate has been confirmed by the Highway Engineer. Due to the fact that there is an extant gate that is manually operated, no objection is raised. A condition will be added to ensure that the existing gate is removed.

Overall, the development would not result in any adverse impact on highway safety and adequate parking provision is retained. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 lies within SAC consultation zones associated with bat species. The proposal relates to minor works comprising the conversion of an existing structure and the erection of a small outbuilding.

Given the limited nature and scale of development, it is not considered likely to result in significant effects on European designated sites or protected species. The Council's Ecologist has raised no objection subject to condition.

The proposal has been screened under the Habitats Regulations and it has been concluded that it would not give rise to likely significant effects on the qualifying features of the SAC. An Appropriate Assessment is therefore not required.

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

National Landscape

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 National Planning Policy Framework (NPPF), in Paragraph 176, states that “great weight” should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site lies within the Cotswolds National Landscape, where great weight must be given to conserving and enhancing landscape and scenic beauty.

The proposal is modest in scale and contained within the established residential curtilage. The works would not materially alter the visual character of the site, and the shed would be read as a typical domestic feature within a garden setting.

Given the limited and contained nature of the development, there would be no harm to the special qualities or scenic character of the National Landscape. The proposal therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 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.

CONCLUSION

The proposed development is considered to be 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, heritage, 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:

Plan received 14 May 2026:
Proposed Site Plan (12-3-11 B)

Plans received 29 April 2026:
Proposed Lower Ground Floor Plan (12-3-12 D)
Proposed Ground Floor Plan (12-3-13 C)
Proposed First Floor Plan (12-3-14 C)
Proposed Attic Plan (12-3-15 B)
Proposed Roof Plan (12-3-16 B)
Proposed Parking Plan (12-3-21 A)

Plans received 9 February 2026:
Location Plan (12-3-00)
Proposed Section (12-3-20)
Proposed North and South Elevations (12-3-17 A)
Proposed Side Elevation (12-3-18 A)
Proposed Shed Elevations (12-3-19)
Section 4 of the Preliminary Roost Assessment. December 2025. Apt Ecology. Version. 2

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

3. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

4. The garage conversion hereby permitted shall not be brought into use until the parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

5. The existing gate serving the access shall be removed prior to the occupation of the garage conversion hereby permitted and shall be permanently removed thereafter. Any replacement gate shall be a sliding gate only and shall be installed in accordance with the approved plans.

REASON: In the interests of highway safety and to ensure there is adequate on-site parking provision

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

INFORMATIVE TO APPLICANT:

The Local Planning Authority notes that the approved plans include a sliding gate at the site access. A gate in this location not exceeding 1 metre in height would benefit from permitted development rights under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and would not require express planning permission. Consequently, detailed plans of the gate have not been secured by condition.