

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01484
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Laura Place, Box Hill, Corsham, SN13 8HL
DEVELOPMENT DESCRIPTION:	Proposed Cladding and Replacement Windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacing of the existing windows and the finishing of the property in cladding/render. The proposal will see the installation of black powder coated slim profile aluminium windows. The walls will be finished in grey render.

SITE DESCRIPTION/CONTEXT

The site is mid terrace property situated within Box, the site is wholly within the Cotswold National Landscape and the North Wiltshire Green Belt.

The property is finished in grey/off white render which is blown and in a poor condition. The neighbouring properties have a similar appearance.

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

- *Cotswold National Landscape*
- *North Wiltshire Green Belt*

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Box Parish Council: No objection

REPRESENTATIONS

No comments were 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

Section 13 of the NPPF describes that Green Belt policy should prevent the unrestricted sprawl of built-up areas and safeguard the countryside from encroachment. More specifically Core Policy 51 explains that the spread of development along the A4 should be limited. In this case, this application site falls well within the settlement boundary of Box village where it is not necessary to prevent development.

The proposal would fall under the exemption of inappropriate development set out at paragraph 154 of the NPPF. Exemption c) allows for 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. Given the nature of the proposals they will not be disproportionate alterations. As such, the proposal would not be inappropriate development in the Green Belt.

In this case, the alterations do not encroach into the countryside or lead to the further sprawl of the built-up area or be at odds with the policy aims of maintaining the openness of the Green Belt. As such the proposal is not considered to have a detrimental impact upon the open character of the Green Belt.

Design and Impact 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 proposal in this instance will see the host dwelling clad in render which does not result in a significant increase in the built form. As such the proposal does not suggest that the wider property or plot is being overdeveloped. In terms of scale the proposal is acceptable.

The resulting design and colour of the render in this instance is comparable to the existing neighbouring properties and is sympathetic to the host dwelling and the wider area. The proposed windows are to be black powder coated aluminium and as such they are an appropriate addition to the host building.

The resulting scale and design in this instance is considered to be acceptable. Having regard to 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

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 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.

In terms of the amenity the proposal is of a modest scale and appearance and does not suggest that the proposal would result in unacceptable amenity impacts upon the amenity of the neighbouring properties in terms of loss of light, overshadowing or overbearing impact.

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 application site is within a Special Area of Conservation core area for bats. Nonetheless, the scale and nature of development is such that impact to biodiversity including protected species such as those for which the SAC is designated is considered to be unlikely having had regard to the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire, September 2015. Particular regard has been had to Sensitive Features as defined in Sections 3.1 and 4.1.

As such, the development 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 proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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 impact to any planning interests as set out above.

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:
LDC2526B_01 Location Plan

LDC2526B_02 Site Plan
LDC2526B_03 Proposed Elevations
LDC2526B_04 Existing Elevations
(Received by LPA 4th March 2026)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.