



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2026/00535
Decision Date: 05/06/2026

Applicant:	Webster Hart C/O Morgan Elliott Planning, 35 Rodney Road, Cheltenham, GL50 1HX
Particulars of Development:	Proposed internal and external works to an existing dwelling.
At:	Coles Farm, Alcombe, Box, Corsham, SN13 8QL

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following 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:

6564/DE01 – Basement Demolition Plan received 26.01.26

6564/DE02 – Ground Floor Demolition Plan received 26.01.26

6564/DE03 – First Floor Demolition Plan received 26.01.26

6564/DE04 – Second Floor Demolition Plan received 26.01.26

6564/DE05 – Roof Demolition Plan received 26.01.26

6564/DE06 – South East Demolition Elevation received 26.01.26

6564/DE07 – North East Demolition Elevation received 26.01.26

6564/DE08 – North West Demolition Elevation received 26.01.26

6564/DE09 – South West Demolition Elevation received 26.01.26

6564/DE10 – Proposed Demolition Section A-A received 26.01.26

6564/PL01 – Location Plan received 26.01.26

6564/PL03 – Proposed Block Plan received 26.01.26

6564/PL05 – Proposed Site Plan received 26.01.26

6564/PL06 – Proposed Basement Plan received 26.01.26

6564/PL07 – Proposed Ground Floor Plan received 26.01.26

6564/PL08A – Proposed First Floor Plan received 29.01.26

6564/PL09A – Proposed Second Floor Plan received 29.01.26

6564/PL10 – Proposed Roof Plan received 26.01.26

6564/PL11 – Proposed South East Elevation received 26.01.26

6564/PL12 – Proposed North East Elevation received 26.01.26

6564/PL13 – Proposed North West Elevation received 26.01.26

6564/PL14 – Proposed South West Elevation received 26.01.26

6564/PL15 – Proposed Section A-A received 26.01.26

6564-A-6564/PL26 – Basement Window Detail (1) received 26.01.26

6564-A-6564/PL27 – Basement Window Detail (2) received 26.01.26

6564-A-6564/PL28A – Blocked Entrance Door Detail received 05.02.26

6564/A/71 – Basement Floor Opening Up Works Plan received 17.03.26

6564/A/72 – Ground Floor Opening Up Works Plan received 17.03.26

6564/A/73 – First Floor Opening Up Works Plan received 17.03.26

6564/A/74 – Second Floor Opening Up Works Plan received 17.03.26

Preliminary Bat Roost Assessment April 2026 received 22.04.26

Construction Method Statement received 21.05.26

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

- 3** The development will be carried out in strict accordance with the following documents:

Preliminary Bat Roost Assessment. April 2026. Seasons Ecology. Report Ref. SEB3147_01 V4

Construction Method Statement. Coles Farm, Alcombe, Box, Corsham, SN13 8QL.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** 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

- 5** All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

- 6** The roof space of Coles Farm, Alcombe, Box, Corsham, SN13 8QL is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence may be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Informative

- 7 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** 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.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.
- 7 **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 landowner's 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.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** 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.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.