

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01920
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	52 Dicketts Road, Corsham, SN13 9JS
DEVELOPMENT DESCRIPTION:	Demolition of existing conservatory. Construction of new single storey extension to rear. New driveway and boundary walls to front. Removal of chimney. Alterations to front porch.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for the following alterations and additions to an existing dwellinghouse:

- Demolition of an existing upvc conservatory to the rear of the property and the erection of a new single storey, flat roofed extension in its place. Walls are to be finished in white render to match the existing property. Doors and windows will be anthracite grey UPVC. Flat roof will be EPDM membrane. The gutters will be UPVC to match the existing.
- Alterations to the existing front porch involving the switch from a mono-pitch type roof to flat, along with an enlargement of its footprint
- Creation of a new permeable driveway and parking area and brick built boundary walls to the front of the property
- Removal of existing chimney

SITE DESCRIPTION/CONTEXT

No.52 is a terraced, brick/render residential dwellinghouse located in the built-up area of Corsham town.

The application site is located in an established an existing residential area, with a reasonably consistent mid C20th vernacular.

The application site is not subject to any policy constraints in terms of ecology, conservation or flooding.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 - Ensuring High Quality Design and Place Shaping
- Core Policy 61 – Transport and new development

Corsham Neighbourhood Plan

- Policy HE1 – Design
- Corsham Batscape Strategy

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Bat Special Areas of Conservation – Planning Guidance for Wiltshire

CONSULTATION RESPONSES

Corsham Town Council: No objection

Council Highway Engineer: No comment

REPRESENTATIONS

No 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 (Corsham Neighbourhood Plan).

Design and appearance

The proposal will see the removal of the existing conservatory to the rear and replacement with a larger flat roofed single storey rear extension. The existing front porch will be finished in a single storey flat roofed porch.

In terms of scale the totality of the proposal is considered to be acceptable as it does not suggest that the existing property or wider plot is being overdeveloped. Although reasonably large, the extent of rear garden is considered sufficient to accommodate the new rear extension.

The rear extension will be largely hidden from overt public view, and whilst the altered porch will be more visible, it is of a design and material finish that is appropriate to the locality. In terms of design the proposals are considered to be a sympathetic addition which reflects the wider character and appearance.

The creation of the new parking area and boundary walls are not novel features in the locality, with the immediately adjoining neighbour already benefiting for a hard surfaced area to the front of their property. Other properties in the immediate area have more formal frontage parking arrangements with access over the area's characteristic grass verges. The proposed new surfacing and walls are typical of a residential parking area and is sympathetic to the wider character and appearance of the area. In terms of scale the totality of the proposal does not suggest that the wider plot is being overdeveloped.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policy HR1 to the Corsham Neighbourhood Plan and Appendix D of the Wiltshire Design Guide as well as relevant paragraphs to the NPPF.

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.

It is noted that the proposed single storey extension is hard against the neighbouring property. While it is close, it remains a single storey element and as a result of the limited height. It is also noted that there is an intervening boundary treatment.

Due to the proposals location limited height and relationship with surrounding properties it is considered that the proposal in its totality would not result in any unacceptable impacts upon amenity in terms of overlooking, loss of light or overbearing impact. No objections have been received from the public consultation process.

The proposed new parking area is a new element. The creation of the parking will see vehicles parking in closer proximity to the front elevation of the properties. The potential for noise and vehicle headlights impacts upon the amenity of the host property and neighbouring property

is noted. However, while the potential impact is noted, the number and frequency of vehicle movements is limited due to the residential use of the dwellings. As such it is not considered this would result in unacceptable amenity impacts. Furthermore, the lack of public objection is also material.

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 and parking

The proposal will see the creation of a new vehicle crossing and parking area to the front of the property. The creation of the additional parking space will remove one car from the on road parking. This form of parking is broadly comparable to parking solutions in the wider vicinity.

The proposal will require separate consent from WC Highways under the vehicle crossing licence scheme. This can be addressed through an informative.

The proposal will see an overall improvement to the parking provision within the wider area and complies with the requirements of CP60 and 61 of the WCS.

Ecology and Biodiversity Net Gain

The site is located within a Special Area of Conservation for bats and this is an important material consideration. However, given the nature of the proposals and the local context it is not considered that the proposals would be likely to impact species for which the area is designated because no sensitive features would be impacted.

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, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, the Corsham Neighbourhood 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:

52DR-A-100-00-P01 Location Plan & Block Plan

52DR-A-120-00-P01 Existing Ground Floor Plan & Existing Roof Level Plan

52DR-A-121-00-P01 Existing Elevations

52DR-A-130-00-P01 Proposed Ground Floor Plan & Existing Roof Level Plan

52DR-A-131-00-P01 Proposed Elevations

(Received by LPA 23rd 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.

INFORMATIVE

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will 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. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.