

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01230 & PL/2026/02442
APPLICATION TYPE:	Householder Planning Permission & Listed Building Consent
SITE ADDRESS:	8 Pound Pill, Corsham, SN13 9HZ
DEVELOPMENT DESCRIPTION:	To install an electric car charger in the Garage
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks Planning Permission and Listed Building consent for the installation of an electric car charger within a domestic garage with associated cabling. The application is submitted on dual Householder and Listed Building consent forms. During the course of the application, it became apparent that the site notice advertising the Householder planning application has not been erected on site. A replacement site notice was subsequently reissued and displayed on site.

The extract below demonstrates the existing relationship that the garage has with the main dwelling:



The annotated photo below demonstrates the location of the car charger within the garage, as well as the associated cabling which would be attached to the garage, adjoining wall and the main building itself:



The modern open-fronted garage/carport is attached to the main dwelling via an existing stone wall with integrated timber entrance door and positioned to the side of the main building. The modern carport is a timber construction with tiled pitched roof, providing off-road parking for 2 vehicles. The proposed EV car charger would be installed somewhat discreetly within the carport, across to the left hand side and tethered internally adjacent to one of the supporting pillars on the side wall of the structure.

The associated cabling for the EV charger would be fixed to the car port, the adjoining wall and the main building itself. It would be partially concealed across the top of the car port, hidden beneath the existing roof profile. It would then run across the top of the connecting wall, concealed behind the main exterior. The cable route would then visibly adjoin the main dwelling and be positioned on the edge of the gable end and travel upwards towards the main eaves and then concealed behind the existing soffits and guttering across the front elevation of the main building.

SITE DESCRIPTION/CONTEXT

The site known as 8 Pound Pill is a large Grade II listed residential property set within the residential area 'Pound Pill' within Corsham, and is also located within the Corsham Conservation Area. To the front, the property displays two main adjoining sections constructed from stone with tiled roofs – the larger, three storey section features a pair of stone dormer gables positioned equidistantly across the frontage, whilst the smaller two storey section has a reduced ridge height in comparison to the main dwelling. Adjacent to the lower section of the building is an attached stone wall with curved-top, with a centrally positioned timber door enabling access to the rear amenity space. Adjoining the stone wall is a modern timber car port with tiled roof. The property is set back from the main road and features a sweeping cobbled driveway, with the property featuring a low stone boundary wall adjacent to the main road and side boundaries. The surrounding area features further examples of Listed buildings – 9 Pound Pill, to which the application site adjoins – as well as 10-11 and 16-17 Pound Pill, whilst further buildings within the vicinity are both semi-detached and terraced, constructed predominantly from stone with tiled roofs.



Existing elevations

The official listing entry of the property provides the following description:

*CORSHAM POUND PILL (B 3353) ST 86 NE (east side) 3/338 Nos. 8 and 9
(formerly listed as No 8) 20.12.60 GV II*

Two houses, No 8 late C17, No 9 possibly converted from a barn or stable in late C18, rubble stone with stone tiled roofs. No 8 is two and a half storey, double fronted with coped north gables and west end stacks. Two dormer gables with 2-light mullion windows and hoodmoulds, 3-light windows to each side on main floors. All recessed cyma-moulded with leaded fixed lights and sash opening lights. Dripcourse over ground floor and central 6-panel door in moulded Tudor-arched surround with hood on ornate scroll brackets. One 2-light flush cyma-moulded window to right, structurally part of No 9. Gabled rear wing. To left, 2-storey addition with plain tiles, casements and stable door. No 9 is taller 2-storey with coped gables, north end and rear wall stacks. Two 2-light flush cyma-moulded windows to first floor, one to ground floor right and door to right in C20 porch. End wall has Tudor-arched upper opening, probably a loading door.

Listing NGR: ST8739169841

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

- Grade II Listed Building
- Grade II Listed Building - No 9 Pound Pill
- Corsham Conservation Area
- Negligible Risk of Groundwater Flooding
- Archaeology Monument Polygons
- Bat SAC Zones of Impact

PLANNING HISTORY

Proposal/Summary
N/02/01061/FUL - ERECTION OF CONSERVATORY TO REAR ELEVATION – Approved with conditions 16.07.2002
N/02/01059/LBC - INTERNAL ALTERATIONS AND ERECTION OF CONSERVATORY – Approved with conditions 15.07.2002
N/87/02913/LBC - EXTENSIONS AND ALTERATIONS TO LISTED BUILDING – Approved with conditions 01.03.1988
N/87/02918/FUL - EXTENSION TO DWELLING AND CONVERSION OF OUTBUILDING TO ANNEX ACCOMMODATION – Approved with conditions 16.02.1988
14/11498/FUL - Partial Demolition of Garden Wall, Erection of Two Bay Car Port & Gate to Garden. – WITHDRAWN
15/05372/FUL - Partial Demolition of Garden Wall, Erection of Two Bay Car Port and Gate to Garden(Resubmission of 14/11498/FUL) – Approved with conditions 19.08.2015
15/05824/LBC - Partial Demolition of Garden Wall, Erection of Two Bay Car Port and Gate to Garden(Resubmission of 14/11498/FUL) – Approved with conditions 19.08.2015

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity

Corsham Neighbourhood Plan:

- Policy CNP ED1: Proposals should take into account the Corsham Design Guide
- Policy CNP E2: Achievement of sustainable development
- Policy CNP HE1: Good quality design

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

Corsham Batscape Strategy

Corsham Design Guide

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Issues
- Addressing Climate Change
- Bat SAC Zones of Impact

CONSULTATION RESPONSES

Corsham Town Council: No objection

Wiltshire Council Conservation Officer: No objection –

The cable would be discreetly located to the gable end and therefore would not adversely impact on the significance of the listed building. The garage is modern and therefore the works to this structure are not contentious.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the displaying of site notices at the application site, however 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.

Design and Impact upon the character and context of the area

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 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Policy CNP ED1 of the Corsham Neighbourhood Plan states that proposals for new development should take into account the Corsham Design Guide. Policy CNP E2 states that all new development should seek to contribute to the achievement of sustainable

development, whilst policy CNP HE1 states that all new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design, which means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

The Corsham Design Guide gives guidance for buildings and building details, specifically to retain the existing character of historic buildings and features, building heights of 2 or 2 ½ storey are favoured, materials that are in-keeping with the area (including local limestone and rubblestone, and dark grey, brown or red stone roofing materials) and windows and door designs of similar proportions to existing.

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. Section 12 of the NPPF relates to achieving well designed places

The proposed installation and siting of the EV car charger would remain somewhat inconspicuous due to its positioning within the carport structure itself as opposed to attached on any of the exterior walls. The physical charging unit itself is relatively small and unassuming and would not present as an especially prominent feature within the carport structure itself. Whilst the associated cabling may be partially visible when in close proximity to the main building and carport, the majority of the cabling will be discreet and fixed behind the existing structures and fittings, therefore being effectively disguised when viewed within the context of the site or from within the surrounding area. Given the positioning of the dwelling and car port recessed from the main road, this will mitigate against any resulting unacceptable visual impact when viewed from public vantage points.

Overall, it is considered that the siting of the proposed EV car charger and associated cabling is acceptable and would enable the retrofitting of a system to enable the use of low emission vehicles. The proposed works would not result in unacceptable visual impact, nor are they considered to result in unacceptable impact upon the overarching character and appearance of the dwelling, its setting or the surrounding area and would be relatively indiscernible when viewed from the streetscene. Therefore, it is considered that the proposed works are acceptable in relation to the siting of the charger and cable route and would maintain the established character and visual amenity of the dwelling and its surroundings. Accordingly, the proposal is considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policies CNP ED1, CNP E2 and CNP HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and Section 12 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 properties in closest proximity to the proposed works are 9 Pound Pill, to which the application site is semi detached to, as well as 6 Pound Pill to the north and 20 Pound Pill to the west, across the main road from the application site.

The proposed works do not involve any aspects which would create additional overlooking or loss of privacy to any of the aforementioned neighbouring properties, nor would any development be positioned in closer proximity to the shared boundaries. Whilst passing glimpses of the EV charger and cabling may be possible to No.9, this will mainly be on approach to the property or glimpses from the frontage of the buildings. The charging unit and cabling would be discreetly positioned with limited visual presence within the vicinity, with no associated noise or visual intrusion. Whilst No.9 is semi-detached to the application site, the cabling is not proposed to be fixed to the frontage or stonework of No.9 itself and would terminate before the end wall of No.9.

Therefore overall, it is considered that the proposed development would not result in unacceptable impacts to the residential amenity of the surrounding neighbours, and would not result in overshadowing, any increase in associated noise or unacceptable visual 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.

Heritage Impact

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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building

line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The property is a grade II listed building in a prominent position within Pound Pill, whilst also within the Corsham Conservation Area. Additionally, further listed properties are in proximity to the application site (namely No's 6, 7, 9 Pound Pill), therefore consideration is required to the impacts upon the significance of these heritage assets. The significance of the dwelling as a heritage asset is clearly derived from its architectural appearance and date of construction of the main house.

Assessment of harm to the heritage asset

Whilst the proposed works are to the front of the carport and main building, the nature of the works are relatively minor and discreet. The positioning of the charger and cabling will remain largely concealed from view given its position within the modern carport and the majority of the cabling would be fitted either behind or within existing fixtures or behind sections of the roof, the adjacent wall or along the front façade of the main building. The proposed works are not considered to impact upon the original stonework of the main building, enabling the historic fabric to remain visible and the overall works considered reversible.

The Conservation Officer has not objected to the proposed works, commenting that the cable would be discreetly located to the gable end and would therefore not adversely impact the significant of the main listed building, whilst acknowledging that the garage/carport is a modern structure and that the proposed works to the carport are not contentious.

The details contained within the application adequately confirm where the siting of the charging unit is proposed within the structure, alongside confirming the make/model of the proposed unit and the location of the cable route. These details are considered sufficient and acceptable, and it is not considered necessary to impose additional conditions on the Listed Building Consent requiring further technical information to be submitted post-approval.

Overall, the proposed works are considered to preserve the special architectural and historic interest of the heritage asset and ensure that the historic fabric of the original building remain visually apparent. Whilst the proposed works are to the front elevation and arguably the most sensitive part of the building, the discreet nature of the proposed works do not obscure or compete with any significant historic features. Due to its modest scale, the proposal is not

considered to result in harm to the significance of the listed building or its setting, maintaining the building's historic character and thereby conserving the heritage asset.

With regard to the potential impact on the neighbouring listed buildings and structures (namely No's 6, 7, 9 Pound Pill), the proposed works are discreetly positioned within the existing car port, with the cable route also discreet and unimposing along the attached wall and across the main frontage of the building aligning with the eaves of the roof behind existing soffits and guttering. This siting ensures that the development does not interrupt or diminish any established views of these heritage assets, their setting or the historic streetscape that contributes to the significance of the heritage assets.

Impact on the Corsham Conservation Area

The property is located within the Corsham Conservation Area and presents as a prominent building within the streetscene. Whilst the principal elevation is visible from the main road – Pound Pill - the property is also recessed from the main road and positioned at an overall lower ground level when compared to the road above. The property benefits from a generous frontage, thereby retaining sufficient separation distance from the streetscene within the vicinity. Given the minor scale and nature of the proposed works, they would remain largely concealed from public vantage points and when the property as a whole is viewed from within the surrounding area.

The proposed works are solely contained within the residential curtilage and given the limited scale and nature of the works, overall, it is considered that the proposed works will not result in unacceptable impact to the character and appearance of the Conservation Area and would not result in harm to the significance of the heritage asset.

Conclusion

Overall, the proposal, by virtue of its scale and positioning of the proposed works, it is considered to preserve the character and appearance of the Conservation Area, the listed building and its setting, with the proposed works not considered to result in harm to the Listed Building or its setting. No objections have been raised by the Conservation Officer and the development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Addressing Climate Change

CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

The proposed installation of the EV car charger would support measures to achieve net zero carbon by providing infrastructure that facilitates low-emission transport. In enabling the adoption and utilisation of electric vehicles, the proposal makes a positive contribution to reducing greenhouse gas emissions in line with national and local sustainability objectives.

The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change.

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 the installation of a car charging unit, with cabling attached along the front of the existing carport, attached wall and main dwelling. The proposal 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 main carport, 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.

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, by virtue of its scale and positioning, is considered to enable a sympathetic alteration that preserves the character and appearance of the main building, as well as the setting of the heritage asset. It is considered that the proposed works will not result in harm to the significance of the heritage assets. Furthermore, the proposed works preserve the setting and any other features of interests of the heritage asset, neighbouring listed buildings and structures and the Corsham Conservation Area, and no objections have been raised by the Conservation officer. The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 11, 41, 57 and 58 of the Wiltshire Core Strategy and Policies ED1, ED2 and HE1 of the Corsham Neighbourhood Plan, together with the Wiltshire Design Guide.

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:

Location Plan received 23.02.26

Proposed Elevation – Annotated Photograph received 09.03.26

Site Plan received 01.04.26

EV Charger Specification received 01.04.26

Proposed Elevation Photo received 15.04.26

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

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Location Plan received 23.02.26

Proposed Elevation – Annotated Photograph received 09.03.26

Site Plan received 01.04.26

EV Charger Specification received 01.04.26

Proposed Elevation Photo received 15.04.26

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