

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02236
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Henley Cottages, Henley Lane, Box, Corsham, SN13 8BY
DEVELOPMENT DESCRIPTION:	Proposed single-story flat roofed rear extension, demolition of existing single garage, together with internal layout and external landscape alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the following development:

1. Single storey rear extension to formalise entrance & provide extended kitchen/dining area.
2. Removal of existing modern garage building to improve site openness within the Green Belt.
3. Front landscaping to formalise principal entrance and improve parking provision.
4. Block up original front door and alter existing porch to provide ground floor WC.
5. Rear landscaping to provide improved connection to garden and outbuildings.

SITE DESCRIPTION/CONTEXT

7 Henley Cottages is a 19th century dwelling located South-West of Box and East of the Kingsdown hamlet. The site sits within the North Wiltshire Green Belt, Cotswold AONB, Bath and Bradford-on Avon Bat SAC core area and south of the Box Conservation Area.

PLANNING HISTORY

Proposal / Summary
N/09/02305/FUL - Full planning permission Decision - Approve with Conditions Date: 19/2/2010 – Conversion & Extension to Existing Outbuilding to form Study/Home Office
ENQ/2025/01682 - Pre-Application enquiry Decision - Pre-App Response Date: 11/12/2025 – Proposed Single Storey Green Roof Extension and Associated Landscaping Works
N/77/00890/F - High Hedges Complaint Decision - Approve with Conditions Date: 5/9/1977 – Extension to dwelling

It is noted that a pre-application process was carried out prior to submission of the proposal. The principle of the development was acceptable subject to the proposal being proportionate to the original building.

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
- Core Policy 67: Flood Risk

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

Wiltshire Council Highways: No objection subject to condition below;
The vehicle access and parking spaces shall remain ungated.
REASON: In the interests of highway safety.

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.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

Green Belt

There is no relevant local development plan policy on Green Belt and as such the NPPF, Section 13 is the only policy consideration on this matter. This sets out a negative planning approach and is one of the most restrictive planning policies in England. It sets out that development, except for specific exclusions at paragraphs 154 and 155 of the NPPF, is inappropriate. It explains that development should not harm the defining characteristic of the Green Belt which is its openness.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF confirms that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

National policies indicate, amongst other things, that applications for residential extensions in such locations should be strictly controlled and not be disproportionate to the host building. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open with key purpose being to assist in safeguarding the countryside from encroachment.

Paragraph 154 to the NPPF confirms that new development in the Green Belt is inappropriate unless specified in a series of exceptions. Exception (c) requires that an extension or alteration of a building will not be inappropriate provided that it does not result in a disproportionate addition over and above the size of the original building. Use of the term "original building" is defined within annexe 2 to the NPPF as:

'Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.'

It is noted that no policy exists within Wiltshire Council's development plan requiring the use of volume calculations or an acceptable percentage increase. However, calculations have been submitted as part of the supporting statement.

While an assessment of the developments acceptability is not solely a mathematical question, rather it is a holistic view taking the appearance proposal into account alongside the potential for conflict with the NPPF's Green Belt policy.

During the pre-app process, there were officer concerns that the proposed extension, albeit single storey, would represent development at the very upper end of what could reasonably be considered proportionate to the scale and character of the original dwelling when assessed against the site history with no exploration of the buildings evolution over time.

The proposal in hand appears to have addressed these concerns and proposes an extension incorporate a moderately large flat roofed rear extension, removal of a poor quality garage and alterations to existing porch to provide a ground floor WC. It is also noted that the proposal will reduce the existing outbuilding in size and by extension there will be a reduced level of massing within the plot. It is further noted that the extent of the engineering operations to create the terracing proposed under the pre-app have been removed in response to the pre-application advice.

Being considerate of the pre-application advice it is considered that the proposal as it currently stands is a largely concerned with the creation of a flat roof single storey element. The combination of a reduced footprint, removal of the poor quality garage it is considered that the proposal would not be inappropriate development within the Green Belt.

It is not considered that the proposal as dealt with would detract from the openness of the Green Belt or suggest that the principle aims of the Green Belt could be impacted or reduced.

When assessed in conjunction with the Green Belt restrictions, concerns are also drawn to the proposed hard landscaping changes and creation of an outside terrace. Paragraph 154 to the NPPF confirms that new development in the Green Belt is inappropriate unless specified in a series of exceptions. Exception (h) requires that other forms of development maybe permitted provided they preserve the Green Belts openness and do not conflict with the purposes of including land within it. Applicable to this application is exception (h) ii. engineering operations. The degree of proposed engineering works and relevelling of the outdoor terrace, which could constitute engineering works.

The application at this stage does includes an overt identification of what constitutes the “original building”, and the changes to the dwelling and additions made to the “original building” over time. Taking this into consideration alongside the previous site history, the totality of development to 7 Henley Cottages would be not considered inappropriate at this stage, albeit on the maximum limit of acceptability.

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.

It is noted that the proposal is domestic in nature and of a single storey and is located to the rear and largely hidden from view. In this instance the proposal is contextualised by its close proximity to the main dwelling and the neighbouring dwellings. As such it is considered that the proposal would not result in an unacceptable impact or harm upon the special qualities of the Cotswold National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape. Appropriate mitigation (if required) ensures that any localised impacts are minimised.

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.

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 will see the removal of existing built form (the poor quality garage) and the creation of a new flat roofed single storey element to the rear, effectively infilling the L-shape of the property. As a result the totality of the proposal does not suggest that the host building or wider plot is being overdeveloped and in terms of scale is acceptable.

In terms of design, the proposed rear extension is of a modern appearance which is pleasingly juxtaposed against the host building, allowing a clear evolution of the buildings history to be understood. The totality of the design is sympathetic and appropriate to the host dwelling and the wider street scene and as such 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.

Due to the single storey nature of the proposal it is considered that the proposal would not suggest that there would be unacceptable amenity impacts upon neighbouring properties in terms of overlooking, loss of light 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.

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 proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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.

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. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building/setting of the heritage asset. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 proposal is located within the Bat Protection Zone and as such due consideration has been given to potential ecology implications. Furthermore, it is considered that the proposal delivers limited positive bio-diversity outcomes. The extensive green roof specification increases biodiversity and provides habitat value, while the removal of the garage creates additional space for soft landscaping, increasing opportunities for vegetation cover.

The scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions 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:

EX Site Plan 781-3-01 EX Site Plan
PR Site Plan 781-3-11 PR Site Plan.pdf
PR House Elevations W-S 781-3-15 PR House Elevations W-S.pdf
PR Outbuilding Elevations 781-3-17 PR Outbuilding Elevations.pdf
Location Plan 781-3-00 Location Plan.pdf
EX Ground Floor Plan 781-3-02 EX Ground Floor Plan.pdf
EX House Elevation E-Section 781-3-06 EX House Elevation E-Section.pdf
EX Roof Plan 781-3-04 EX Roof Plan.pdf
PR House Elevation E-Section 781-3-16 PR House Elevation E-Section.pdf
PR Roof Plan 781-3-14 PR Roof Plan.pdf
EX First Floor Plan 781-3-03 EX First Floor Plan.pdf
EX Outbuilding Elevations 781-3-07 EX Outbuilding Elevations.pdf
EX House Elevations W-S 781-3-05 EX House Elevations W-S.pdf
PR First Floor Plan 781-3-13 PR First Floor Plan.pdf
PR Ground Floor Plan 781-3-12 PR Ground Floor Plan.pdf

(Received by LPA 3rd April 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.

4.
Prior to the extension being first brought into use the proposed demolition of the outbuilding shall have been carried out. Any waste arising shall be removed from site and the land and buildings impacted made good with materials to match.

REASON: In the interests of the Green Belt.