

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b>   | PL/2026/02590                                                                                                             |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                           |
| <b>SITE ADDRESS:</b>            | Priory Villa, 118 Priory Street, Corsham, SN13 0AY                                                                        |
| <b>DEVELOPMENT DESCRIPTION:</b> | Demolition of existing single storey rear conservatory and replacement with single storey rear and side infill extension. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                                |

## PROPOSAL

The proposal seeks planning permission for the demolition of the existing single storey rear conservatory and replacement with a single storey rear and side infill extension. The walls will be finished in red brick to match the existing property. The roof will be slate, again to match the existing material. Doors and window frames will be aluminium finished in dark grey.

The proposal will see the construction of a pitched roof structure with large French/patio doors facing the rear garden on the north east elevation. The proposal will replace an existing flat roofed conservatory, which is c3.31m wide and projects about 2.83m from the rear elevation of the existing two storey element. The replacement extension would be about 6m wide, spanning almost the full width of the dwelling, and would project about 4.14m from the rear elevation of the existing two storey element. This new extension would wrap around the side elevation, infilling and squaring off the side of the dwelling.

## SITE DESCRIPTION/CONTEXT

The host property is late 19<sup>th</sup>/ early 20<sup>th</sup> century detached property, in an area characterised by semi-detached dwellings on large plots. It is on the corner of Priory Street and Priory New Road. Priory Street runs past the front (south west) elevation, with Priory Street to the northwest. The nearest neighbour is No.116 which lies to the southeast of the application site, along the boundary with No.118. No.118 is about 500mm from the boundary with No.116, and as such the two dwellings are in close proximity.

The site is outside of the Corsham Conservation Area (CCA).

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

North Wilts Local Plan saved Policy NE 14 -

Corsham Neighbourhood Plan

- Policy CNP HE1- Design

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**

Corsham Town Council: No objection

Wiltshire Council Arboriculture: No objection

Wiltshire Council Highways: No objection

*“I refer to the above consultation for planning advice dated 22/04/2026 with regard to the demolition of existing single storey rear conservatory and replacement with single storey rear and side infill extension.*

*The site is located with existing access from Priory New Road, a private section of road, onto Priory Street, a C classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway through this application.*

*The proposals seek to extend the property to provide additional living accommodation and convert the existing roof void to a single ensuite bedroom space. This would decrease the bedroom quantum on site. A 4-bedroom dwelling as is proposed requires a minimum of 3 vehicle parking spaces, within the application form it is stated that there will be no amendments to the existing parking provision. The plans show that there is an existing garage space which would be retained and there is a legal agreement to utilise the existing verge adjacent to the property on the private road, therefore I believe the site is afforded parking provision in accordance with the minimum standards for residential development and would not displace vehicles onto the public highway.*

*The proposals would not be considered of detriment to the surrounding highway network and therefore there would not be a highways objection raised.”*

Ecology: No response received.

## **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.

### 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 scale of the proposed development will have both a larger footprint and a higher overall height when compared against the existing flat roof conservatory. The increase in the footprint while noticeable remains subordinate to the main dwelling and does not suggest that the host building or wider plot is being overdeveloped. The increase in the roof mass again would be noticeable however, the use of a pitched roof ensures that the overall massing of the roof would be perceived as being somewhat reduced as a result of the slope towards the ridge line. In terms of scale the proposal is acceptable and does not suggest that the host dwelling or wider plot is being overdeveloped.

In terms of design the proposal is a typical example of a residential extension. The palette of building materials selected reflects the character and appearance of the host building and as such it is considered that the proposal is sympathetic to the host dwelling and does not detract from the street scene from Priory Street, particularly as the extensions are proposed to be on the side and rear elevations of the dwelling. The extensions would be visible from Priory New Road but would be seen within the context of the existing dwelling, and as such would not be prominent from this road.

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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 and Policy CNP HE1 of the Corsham Neighbourhood Plan.

### 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.

The proposal has a pitched roof which when viewed in the context of the neighbouring property is not considered to have an unacceptable impact upon the amenity of the neighbouring property in terms of a loss of light or overshadowing. The single storey extension would project c1.2m further than the existing conservatory which it would replace, however it is not considered that this would have an unacceptable impact on the amenity of no.116. As noted, the proposal would have a pitched roof, the eaves height of which would be about the same as the existing conservatory. The pitched roof would have a ridge height of about 3.5m, however the mass of the roof is angled away from the boundary and as such it is not considered that the proposal would result in an unacceptable impact upon the amenity of the neighbouring property in terms of overbearing impact.

Due to the single storey nature of the proposal it is not considered that the proposal would introduce a new element of overlooking which would be considered to be unacceptable.

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.

#### 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 lies within the Bat Consultation Zone associated with the Bath and Bradford-on-Avon SAC and the Council's Ecologist was consulted on the application. No response has been received at the time of determination.

Notwithstanding this, a Preliminary Roost Assessment has been submitted in support of the application which assesses the property as having negligible suitability to support roosting bats and concludes that no further survey work or mitigation is required.

The report confirms that no features suitable for bat roosting were identified within the main roof structure and no evidence of bats was recorded during internal or external inspection.

Having regard to the submitted ecological information, and given the nature and scale of the proposed development, it is considered that the proposal would not be likely to result in harm to protected species. The application can therefore be determined in the absence of a formal consultation response from the Council's Ecologist.

### Trees

An Arboricultural Survey has been submitted in support of the application, which identifies a number of small trees and overgrown shrubs within the site.

The survey categorises the trees in accordance with BS5837:2012 and identifies that several specimens are of low or limited quality, with some in poor condition or recommended for removal.

The Council's Arboricultural Officer has been consulted and raises no objection to the proposed development.

Having regard to the findings of the submitted survey and the absence of any objection from the Council's Arboricultural Officer, it is considered that the proposed development would not result in unacceptable harm to the character or amenity value of trees within the site.

### 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 or ecology.

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

010 Proposed Site Plan received 22<sup>nd</sup> April 2026

011 Proposed Ground Floor Plan received 22<sup>nd</sup> April 2026

012 Proposed First Floor Plan received 22<sup>nd</sup> April 2026

013 Proposed Attic Plan received 22<sup>nd</sup> April 2026

014 Proposed Elevations received 22<sup>nd</sup> April 2026

Preliminary Bat Roost Assessment received 1 May 2026

Tree Report received 1 May 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.