

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02682
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	24 Pool Green, Neston, Corsham, SN13 9SN
DEVELOPMENT DESCRIPTION:	Demolish existing single blockwork & corrugated roof utility room & polycarbonate sheet link. Extend out to end of building creating a dedicated utility, open plan kitchen & living room, bifold doors to open onto main garden, extend size of the bathroom & install below ground rainwater harvesting tank to take rain from gutters.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of the existing utility room and polycarbonate sheet link. The proposal will extend to the end of the building to create a utility room, kitchen and living room. Bifold doors will open into the main garden. The existing bedroom will be extended and a rainwater harvesting tank will be installed.

The walls will be finished in larch cladding and a flat roofed sedum roof will be on top of the proposed extension.

SITE DESCRIPTION/CONTEXT

The site is a detached bungalow on a large plot. The wider street scene is a mixture of built forms ranging from bungalows to detached rural buildings typical of residential dwellings.

PLANNING HISTORY

Proposal / Summary
N/93/01419/REM - Reserved Matters Decision - Approved Date: 20/9/1993 – DETAILS OF DWELLING AND GARAGE DETAILS OF DWELLING AND GARAGE
N/93/01418/FUL - Full planning permission Decision - Approved Date: 20/9/1993 – ERECTION OF DETACHED GARAGE DETACHED GARAGE
N/93/00473/OUT - Outline Planning Decision - Withdrawn Date: 10/5/1993 – OUTLINE - DWELLING AND GARAGE WITH MEANS OF ACCESS DWELLING/GARAGE/ACCESS
N/93/00813/OUT - Outline Planning Decision - Approved Date: 29/6/1993 – O/L DWELLING AND GARAGE DWELLING AND GARAGE
N/10/02506/FUL - Full planning permission Decision - Approved Date: 9/9/2010 – Rear conservatory/extension

PL/2026/02682 - Householder planning permission – Demolish existing single blockwork & corrugated roof utility room & polycarbonate sheet link. Extend out to end of building creating a dedicated utility, open plan kitchen & living room, bifold doors to open onto main garden, extend size of the bathroom &

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Corsham Neighbourhood Plan- Policy CNP HE1 – Design

Corsham Batscape Strategy

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Bat Special Areas of Conservation - Planning Guidance for Wiltshire

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

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 proposal will see the removal of an existing poor-quality element. In terms of scale the proposal will be viewed as a slight increase in the built form. However, this modest increase in scale when viewed in the wider context of the site does not suggest that the proposal is inappropriate or the wider plot is being overdeveloped.

The design of the proposal is divergent from the host dwelling and wider area. However, in this instance the proposal is of a modern design and the use of the sedum roof and horizontal larch cladding allows a clear evolution of the buildings design and the modern design while different is of an appropriate quality as to be considered 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 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.

Due to the proposal's location and modest scale it is considered that the proposal would not result in an unacceptable impact upon the amenity in terms of loss of light, overbearing impact, loss of privacy or an 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 and Policy CNP HE1 of the Corsham Neighbourhood Plan.

Ecology and Biodiversity Net Gain

The proposal is located within a Core Roost Buffer for Greater and lesser Horseshoe Bats and as such should be considered to have potential impact on the Bath and Bradford on Avon Bat Special Area of Conservation. As such, the proposals have been considered against the relevant guidance for Wiltshire and the neighbourhood plan. However, on balance, given the single storey scale of the works, and the limited interplay with the roof of the building it is

considered that the proposals would be unlikely to have a detrimental impact to Sensitive Features. It is noted that the proposals are part of wider renovation works which may have more impact than the development subject to planning permission. An informative is added to the approval to remind the developer of their responsibilities under other legislation regarding protected species. This has wider relevance to just those species for which the SAC is designated. This is considered to be proportionate.

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:

Location Plan

001 - K24.261 Proposed Site Plan

002 - K24.261 Existing and Proposed Elevations

003 – K24.261 Proposed Floor Plans

004 - K24.261 Proposed Details 1 and Details 2

Proposed Ground Floor Plan

(Received by LPA 24th 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.

