

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02839
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Lypiatt Road, Corsham, SN13 9JB
DEVELOPMENT DESCRIPTION:	The renovation of a bungalow, including new replacement windows, in some cases, differing in size to the originals. Proposed sliding doors to the rear elevations, conversion of garage and improved connection to the house with a flat roof.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for an extension to the existing bungalow. The proposal will see the replacement of the new windows, a new connection to the existing detached garage which will be converted to living accommodation.

The proposal is to be clad in Siberian larch cladding, with Welsh blue slate to the roof. Elements of the walls will be Cotswold dry stone. Rainwater goods will be black UPVC

SITE DESCRIPTION/CONTEXT

The site is a large, detached bungalow situated on a large plot in an area with a strong vernacular.

PLANNING HISTORY

Proposal / Summary
PL/2026/01694 - Lawful development: Proposed use Decision - Withdrawn by Applicant Date: 24/4/2026 – The Demolition of an existing garage/lean-to and erection of new side extension utilising the existing footprint under Class A. Removal and replacement of some windows, the inclusion of garden sliding patio doors in place of some of those windows to the rear.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Corsham Neighbourhood Plan and Design Guide – 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 in this instance will see an increase in the scale of the property as a result of the connection between the main dwelling and detached garage. The totality in the scale of the property while noticeable, is considered to be an acceptable form of development and does not suggest that the wider site is being overdeveloped.

The design of the proposal utilises a combination of materials which gives a visually intriguing appearance which while different remains a consistent and sympathetic design and appearance. The resulting design of the proposal and new windows is acceptable and appropriate for the host dwelling and wider street scene.

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 modest scale and location within the plot it is not considered that the extension connecting to the garage or wider development would result in unacceptable amenity impacts in terms of overlooking, loss of light 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.

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 bedroom provision within the property is currently four, and the proposal will deliver four bedrooms. It is noted that the garage is being lost, however, from the available information it is considered that the garage is too small to be a parking space. It is also noted that there is a reasonable drive and parking area to the property which is adequate to meet the needs of the Wiltshire Parking Strategy.

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 and Biodiversity Net Gain

The application site lies within the Bath and Bradford on Avon Special Area of Conservation for bats. In addition this part of Wiltshire is known as having healthy populations of a number of bat species beyond those protected as part of the SAC. The proposals have been considered in light of the guidance and on balance it is not considered likely that the proposals would impact important Sensitive Features. Whilst the proposals are within a residential context that does not preclude the potential for impacts. The tree belt around the railway tracks for example may provide a commuting route. However, the site itself does not immediately appear to offer clear connectivity, and the works are of a scale and nature similar to renovations that could be carried out within planning permission being required. On balance no further information is required and an informative can be added to support the developer fulfil other obligations in relation to protected species.



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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans:

5112-001-EP Existing Floor Plan

5112-002-EE Existing Elevations

5112-101-PP Proposed Floor Plan

5112-102-PE Proposed Elevations

5112-106-PE Location Plan

5112-107-EBP Existing Block Plan

5112-108-PBP Proposed Block Plan

(Received by LPA 1st May 2026)

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

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.