

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03342
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Kopje, 18 Clydesdale Road, Box, Corsham, SN13 8EN
DEVELOPMENT DESCRIPTION:	Front terrace with replacement access steps.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the removal of the existing steps leading to the front entrance on the north-east elevation and their replacement with a raised front terrace, as an area of external amenity, and new steps with a shallower pitch to improve accessibility. The proposed terrace and steps, with an overall footprint of c7.05m x 3.55m would be constructed from composite timber-effect decking incorporating anti-slip protection, with the terrace enclosed by matching composite timber-effect materials and a timber and metal balustrade finished in grey. In addition, the existing window located to the right of the front door would be replaced with French doors, finished in grey. The remaining existing window on the front elevation would be repainted in a matching grey finish.



Existing Elevations

Proposed Elevations

SITE DESCRIPTION/CONTEXT

The application site comprises a semi-detached dwelling situated at the end of Clydesdale Road, within a residential area in the village of Box, Wiltshire. The property occupies an elevated position, resulting in a split-level relationship between the dwelling and the front driveway. The front garden is laid to lawn with areas of planting, with a driveway providing access to a detached garage and off-street parking. The site is well screened by established

landscaping, including mature trees and dense vegetation along the north-west side, which contribute to limited views of the property from the surrounding area.

The application site is subject to a number of planning policy constraints. The site lies within the Cotswolds National Landscape, the North Wiltshire Green Belt, sits within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). The site is also located adjacent to, but outside of, the Box Conservation Area.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2023/00182	Demolish existing garage and replace with new enlarged garage and garden room over. Formation of two additional parking spaces.	Approved 29 March 2023

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

Wiltshire Design Guide: Appendix D:

- Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Box Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. No representations have been received at the time of writing.

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

The proposed development comprises the construction of a front terrace and replacement access steps, together with the installation of French doors, in replacement of an existing window, on the principal elevation of the existing dwellinghouse. The principle of development is considered acceptable in this residential context. However, as the application site is located within the North Wiltshire Green Belt, it is necessary to assess whether the proposal constitutes inappropriate development for the purposes of Chapter 13 of the National Planning Policy Framework (NPPF). This assessment is set out in the subsection below. The proposal must also be considered against all other relevant development plan policies and material considerations, with these matters addressed in the subsequent sections of this report.

Green Belt:

The application site lies within the North Wiltshire Green Belt. There is no Green Belt policy within the Wiltshire Core Strategy and as such applications within the Green Belt must be considered in the context of Section 13 of the NPPF. Section 13 states that the extension or alteration of an existing building is not inappropriate development in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.

It is acknowledged that planning permission was granted in March 2023 for the demolition of the existing garage and its replacement with an enlarged garage and garden room above. However, that permission has expired and has not been implemented. The current application therefore falls to be assessed on its own merits and having regard to the existing circumstances on site.

The proposal comprises the construction of a front terrace, replacement access steps and associated alterations to the front elevation of the dwelling. The works would result in only a limited increase in built form and would not increase the scale, massing or volume of the dwelling to an unacceptable degree. As such, the proposal would not result in a disproportionate addition over and above the size of the original building and falls within the exceptions to inappropriate development set out in the NPPF.

Furthermore, by virtue of its modest scale, siting and relationship to the existing dwelling, the proposal would not result in encroachment into the countryside, nor would it adversely affect the openness of the Green Belt. The development would remain contained within the existing residential curtilage and would not contribute to urban sprawl.

Accordingly, the proposal is not considered to constitute inappropriate development within the Green Belt and is therefore consistent with Section 13 of the NPPF.

Design and Impact upon the 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.

Given the scale and domestic nature of the proposed works, the development would appear subordinate to the existing dwelling and would not result in any harmful alteration to its character or appearance. The proposed materials and finishes are considered sympathetic to the existing property and would integrate satisfactorily with the established residential character of the area. Furthermore, the site is reasonably screened by existing mature trees and vegetation, limiting wider public views of the development. Due to the topography here most of the dwellings along Clydesdale Road have front steps or terraces/platforms, and as such the development would not appear out of character.

The proposal would not give rise to any adverse impacts on the character or appearance of the surrounding area, the setting of the nearby Box Conservation Area, or the scenic qualities of the Cotswolds National Landscape. The development is therefore considered to represent an appropriate and proportionate alteration to the existing dwelling.

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.

The proposed terrace and replacement steps are modest in scale and closely associated with the existing dwelling. Given the limited scale, height and projection of the development, it would not result in an unacceptable loss of light or increased overshadowing to neighbouring properties.

The potential for overlooking has been considered in relation to neighbouring properties. Orchard Lea, to the north of the site, is well screened from the application site by mature trees and established vegetation, and therefore the proposal is not considered to result in an

unacceptable increase in overlooking or loss of privacy. The terrace and steps would extend slightly closer to the boundary with Lauderdale to the northeast than the existing arrangement. The distance between these two dwellings is about 22m and so it is not considered that the proposal would result in an unacceptable increase in opportunities for overlooking. Furthermore, existing hedging, mature planting and a tree along the boundary provide a degree of screening, and the development would remain set back from the boundary. On balance, any additional overlooking would not be of a level sufficient to warrant refusal of the application.

With regard to 17 Clydesdale Road, the proposal would not overlook any principal habitable room windows or private amenity areas to an unacceptable degree. Existing built form and boundary treatments provide further screening between the properties – No.17 Clydesdale Road has a shed along the boundary with the application site which would limit views towards this property from the proposal site.

The proposed development comprises a relatively minor alteration to the frontage of the dwelling and would not introduce any significant additional bulk, massing or height. As such, it would not appear unduly dominant or overbearing when viewed from neighbouring properties. No representations have been received from the neighbouring dwellings.

Having regard to the above, it is considered that the proposal would not result in any unacceptable impacts on the living conditions of neighbouring occupiers. The proposal therefore accords with Core Policy 57 point vii of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide in respect of safeguarding residential amenity.

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 comprises the construction of a front terrace and replacement access steps, together with the installation of French doors and associated external lighting to the front elevation. The development relates to an existing residential property and does not involve the removal of mature trees, hedgerows, or other features likely to provide significant ecological value. Whilst the site is located within the Core Area of the Bath Special Area of Conservation (SAC), the scale and nature of the proposed works are limited and would not result in any direct impacts upon designated habitats or ecological features.

The introduction of external lighting has the potential to affect bat activity; however, the proposed lighting appears to be limited in scale and located on the front elevation of an existing dwelling within a developed residential curtilage. The external lighting will be on a PIR sensor for safety purposes.

Given the modest nature of the proposal, it is considered unlikely that the works would result in unacceptable adverse effects on bats or other protected species.

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

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 189, 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.

Whilst located within the Cotswolds National Landscape, the site location is clearly surrounded by substantial built form and the proposal is of a scale that, in overall terms, is modest and closely associated with the existing dwelling. The proposal would not amount to sprawl into the open countryside and would not harm the special qualities of that area.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

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. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

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

- Design and Access Statement document reference 182-DAS received 26 May 2026
- Proposed Plans drawing number 128-PP-100 received 26 May 2026

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