

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01850
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Market Place, Box, Corsham, SN13 8NZ
DEVELOPMENT DESCRIPTION:	Garden room
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for the erection of an outbuilding at 6 Market Place, Box, a domestic dwellinghouse. The out-building would be located at the rear part of the back garden.

The proposed outbuilding appears to take the form of a proprietary, modular “garden studio” type structure of a little over 2m², with a shallow mono-pitch roof. The submitted plans state that the building is to be constructed of galvanised steel panels with a uPVC sliding door on one side. The walls are finished in a grey colour with a black roof.

During the life of the application, the description of development was amended to remove reference to the dimensions of the outbuilding, since they did not match those which were shown on the submitted plans.

SITE DESCRIPTION

The application site is located in the built-up part of Box village and is within the defined settlement boundary.

The property is part of a terrace of dwellings of late C19th / early C20th origins, all of which are Listed Grade II. The listing description being:

Row of five cottages, early C19, ashlar with slate roofs. Two storeys. Nos 3 and 4 have large ashlar stack on front roof slope, 2-window range of 12-pane sashes and door with hood on brackets to each side. C20 door and hood to No 3. Nos 5, 6 and 7 have coped gables, 2 ridge stacks and west end wall stack. First floor band. Originally each house was one-window range of 12-pane sashes with 6-panel door to left under hood on brackets. No 5 has additional 12-pane sash over door, C20 glazed porch, and through passage to left. Included for group value.

Constructed of natural stone, slate roof and sliding sash timber windows / full height chimneys, the terrace can be described as being of traditional appearance and proportions and whilst the frontage of one of the terrace has been exceeded with an enclosed porch, in other respects the frontage is left relatively untouched. The rear of the properties appear to have been altered significantly, with several extensions of a variety of scale and styles along with several outbuildings.

The application is also within the Box Conservation Area and is over-washed by the Cotswolds National Landscape and Bath and West Wiltshire Green Belt designations.

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Box Parish 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.

Green Belt

Given the modest size of the proposed garden room and its location within the residential curtilage of an existing dwelling within the built up part of Box, the proposal would constitute limited infilling in the village and would therefore meet with exception set out at paragraph 154(e) to the NPPF. Similarly, there would be no impact on the openness of the Green Belt or the purposes of including land within it. For these reasons, the proposal is not inappropriate development in the Bath and West Wiltshire Green Belt.

Design and appearance

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. Core Policy 51 of the Wiltshire Core Strategy places great weight to conserving and enhancing landscapes and scenic beauty in the AONB (now known as National Landscapes).

The proposal comprises a detached garden room measuring approximately 2.175m x 2.175m, with a max height of 2.43m, located at the far end of the existing rear garden. The building would be of a contemporary appearance finished in galvanised steel with a dark slate grey external finish to three walls, with a glazed front elevation and a section of western red cedar screening. The roof is a shallow mono-pitched roof finished in corrugated steel roof sheeting in a black finish. By reason of its modest footprint, low overall height and simple design, the structure would appear as a typical domestic ancillary outbuilding. The building would be clearly subordinate to the host dwelling and would not appear visually prominent within the plot or wider street scene.

The garden room would be positioned to the rear of the property, away from public viewpoints, and finished in a dark slate grey material which would have a recessive appearance within the garden setting. It is therefore considered that the proposal would not detract from the character or appearance of the locality nor the property to which it relates.

Due to the site being located within the built-up area of Box village, and surrounded by development, the new out-building would not cause any harm to the wider landscape character of the Cotswolds National Landscape.

Accordingly, the proposal is considered to comply with Core Policies 57 and 51 of the Wiltshire Core Strategy.

Heritage

Core Policy 58 to the Wiltshire Core Strategy requires that development should protect, conserve and where possible enhance the historic environment.

In this case, the site lies within the Box Conservation Area and forms part of the curtilage of the Grade II listed building known as 3-7 Market Place.

The proposed garden room would be a modest, ancillary structure located within the rear garden. It would not involve any alteration to the listed building itself and would not result in the loss of any historic fabric. Owing to its small scale, discreet siting and recessive finish, the structure would remain clearly subordinate to the listed building and would preserve the established spatial hierarchy between the principal building and its garden setting.

The proposal would have a limited visual presence and would not harm the significance, setting, or appreciation of the listed building. For similar reasons, the proposal would preserve the character and appearance of the Box Conservation Area.

Having had special regard to the desirability of preserving the listed building and its setting, and paying special attention to preserving the character and appearance of the conservation area, as required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve the significance of the designated heritage assets.

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.

Loss of Light / Overshadowing

Given the modest scale of the proposed structure, together with its location within the rear garden, the proposal would not result in any significant loss of light or unacceptable overshadowing of neighbouring properties.

Loss of Privacy

The garden room is single storey and would be situated at the rear of a long garden. Due to its scale and siting, it would not introduce any material overlooking or loss of privacy to adjoining occupiers.

Overbearing Impact

By virtue of its small footprint and low height, the proposal would not appear unduly dominant or overbearing when viewed from neighbouring properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

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, green belt, heritage assets and National Landscape. It would not result in any unacceptable harm to the amenities of neighbouring occupiers.

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 and documents:

Location Plan
Proposed Block Plan
Floor Plan, Elevations, Section & Roof Plan

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

Informatives:

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to

have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.