

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01743
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Nethercote Hill, Lacock, Chippenham, SN15 2LD
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension and off street parking.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension and off-street parking. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the building, together with the proposed appearance subject to this application:



(L-R) Existing Rear, Side and Front Elevations



(L-R) Proposed Rear, Side and Front Elevations

The rear extension would be a single storey pitched roof extension to provide a pantry off of the existing kitchen, a relocated WC and bathroom and an office space to the rear. The extension would be partially positioned off of the rear façade and would project into the rear amenity space associated with the property. Whilst not referenced in the description of development, it is also proposed to include a pitched roof oak porch off of the side elevation of the property to create a covered entranceway to the property, relocating the main entrance to the property from its current position at the rear of the building.

In terms of construction materials, it is proposed to utilise natural stone coloured render to the external walls, slate roof tiles and white UPVC windows, with white aluminium bi-fold doors and a new composite front door. With regards to fenestration, the extension would incorporate a set of bi-fold doors to the rear elevation, with a single window to the side (south) elevation and a set of glazed patio doors and single window to the opposing side (north) elevation.

It is also proposed to create an area of off-road parking to the side of the dwelling to accommodate at least 2 vehicles. The parking would be constructed from a permeable material, with stone filled gabions to the rear and side of the parking area acting as a retaining structure given the varying ground levels.

SITE DESCRIPTION/CONTEXT

The property known as 6 Nethercote Hill is a two storey semi-detached dwellinghouse located in the village of Lacock. Nethercote Hill is a no-through road which is accessed via Church Street to the south through the Ford associated with Byde Mill Brook. The main entrance to the building is located at the rear of the property, whilst the roadside elevation displays a pitched roof with single storey lean-to addition to the side of the property partially obscuring a side gable end, with a dwarf drystone wall fronting a raised garden area due to the varying ground levels across the site. The main property is finished in natural stone, with the lean-to addition constructed from red brick, whilst the main roof is finished in slate tiles with white UPVC windows and doors.

The property is located within the Lacock Conservation Area, whilst Nethercote Hill has a number of residential properties along its length, to the east and west. The building lies west of Grade II listed building Nos. 3 & 4 Nethercote Hill and to the north east of Grade II listed buildings, No's 1 and 2 Lover's Walk, whilst to the south lies the Grade II listed buildings Nos. 1 and 2. Nethercote Hill. Public Right of Way LAC 047 is located along the rear boundary of the site, whilst LAC011 is located to the NW.



Partial Front and Rear Elevations (Rightmove May 2026)

The application site is subject to the following planning policy constraints:

- National Trust – Lacock
- Lacock Conservation Area
- Historic Building Sites and Monuments Records – Nethercote
- Area susceptible to ground water flooding
- Archaeology Monument Line

PLANNING HISTORY

Proposal / Summary
N/91/02486/FUL - Full planning permission Decision - Approve with Conditions Date: 20/12/1991 – DEMOLITION OF EXISTING EXTENSION, CONSTRUCTION OF NEWEXTENSION, INTERNAL ALTERATIONS AND ERECTION OF WORKSHOP/STORE
N/91/02606/CAC - Demolition in a conservation area Decision - Approved Date: 6/1/1992 – DEMOLITION OF EXISTING EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (2015):

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 11: Spatial Strategy: Corsham Community Area
- Core Policy 41: Sustainable Construction and Low-carbon Energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 62: Development Impacts on the Transport Network
- Core Policy 67: Flood Risk

Saved policies of the North Wiltshire District Local Plan:

- Policy HC25 – Replacement of Existing Dwellings.

Lacock Neighbourhood Plan: Undesignated.

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

- Paragraph 215: Balancing of public benefit against harm to heritage

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity
- Highways and Access
- Heritage Impact
- Ecology Impact
- Drainage and Flood Risk
- Archaeology

CONSULTATION RESPONSES

Lacock Parish Council: No objection

Wiltshire Council Highways: No objection –

The site is located near the end of the no through road, Nethercote Hill which leads into various public rights of way and I understand that the rights of way team have also been consulted. Inter-pedestrian visibility is provided from the vehicle access for the proposed parking space which is adequate. I raise no highway objection.

Wiltshire Council Archaeologist: No objection, subject to condition –

The application area is located within the medieval core of Lacock and historic mapping shows that the site has remained relatively free from development. There remains therefore a good chance of further, as yet unrecorded, archaeological features surviving within the footprint of the proposed development and so I would advise that any intrusive groundworks associated with the proposed development are monitored by qualified archaeologists, this monitoring to be secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

'No development shall commence within the area indicated by application PL/2026/01743 until:

a) A written programme of archaeological investigation, which should include on-site

work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

The work is to be carried out following the Standard and Universal Guidance for archaeological monitoring and recording as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

Wiltshire Council Ecology: No objection subject to informatives –

The comments from Ecology have been summarised to confirm that it is considered unlikely that the proposed works will impact any bat roosting features, also advising that the works should not be carried out during the March to August inclusive as this may result in harm to nesting birds. Additionally no adverse impact has been identified to the Bath and BOA Bat SAC although given the sensitive location, informatives have been requested to be placed on the decision relating to artificial lighting and protected species.

National Trust: Comment –

The National Trust is a conservation charity that looks after nature, beauty and history for the nation – for everyone, for ever.

The Trust is the freehold owner of large parts of the historic village of Lacock, and this includes land to the rear of the application site, and across the lane from it.

The proposed extension is rather long in plan view, although its single storey form should reduce the extent to which it is visible outside of the site, including from the public rights of way to the north. An assessment would be needed taking into account its visibility (and any implications of this) from outside of the site, including from the lane in front.

On the subject of the perspective from the lane, the proposed development would involve the removal of a boundary wall and the loss of an area of garden. Whilst we can understand the desire for off-street parking, we question the use of stone-filled metal gabion baskets, which appear to be proposed around three sides of the proposed parking area. With their more industrial / utilitarian appearance, in this residential context, they are less likely to conserve or enhance the character and appearance of the Conservation Area.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site. One letter of representation has been received from the neighbours at 7,8,9 Nethercote Hill (the neighbour to the south of the application site), with their comments summarised below:

- No Bat surveys have been provided
- No Ecology assessments have been provided
- No public benefit has been identified
- Highways need to assess the proposed party wall front roadside pillar removal that acts as a safety barrier against the pedestrian entrance access to number 7 - removal of this impacts pedestrian safety.
- The windows and doors facing south are not obscure glazed

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 upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces. In addition, Core Policy 41 of the WCS states that retrofitting measures to improve the energy performance of existing buildings will be encouraged, whilst Policy 51 of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF expects a good standard of design, whilst Section 15 details conserving and enhancing the natural environment. Paragraph 167 of the NPPF supports energy efficiency and low carbon heating improvements to existing buildings, whilst Paragraph 168 recognises that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

The proposed extension would result in a substantial increase in the building's overall footprint, located at the rear of the building. Whilst substantial, it is not considered to constitute a

disproportionate addition to the building or resulting in overdevelopment of built form. The resulting scale would enable the extension to remain subservient to the main building, with the bulk and mass considered to maintain a balanced and proportionate relationship with the main building. Whilst not a modest extension in terms of footprint, the built form and height of the extension would be somewhat limited given its single storey form and would not result in an incongruous appearance in the context of the application site and surrounding area. When viewed collectively with the neighbouring property at No.5, which has a similarly proportioned rear outshot, the addition of the extension would provide balance to the pair of dwellings with notable similarities in the scale and built forms of the rear projections.

The overall design of the extension is considered to be in keeping or sympathetic with the established character and appearance of the host dwelling, as well as the wider surrounding area and prevailing character of the village. The use of sympathetic construction materials enable the proposed works to align with the main dwelling and wider vicinity, complimenting the material palette of the building. Whilst remaining subservient to the main dwelling, the use of natural coloured render would still enable the extension to blend with the existing natural stone elevations and wouldn't exacerbate the perceived bulk and massing arising from the extension.

Given the relative openness to the site, the extension may be visible from long reaching views to the front and rear of the property. Upon conducting a site visit, the site was viewed from Public Right of Way LAC011 which runs to the north of the site. Whilst there is established and mature planting and shrubbery to both rear boundaries of No.5 and the application site, vantage points to the rear gardens are still possible from LAC011. Whilst elements of the rear extension may be visible from within the vicinity and surrounding area, the extension presenting as a single storey helps to mitigate against any unacceptable visual impact. The overall height of the extension is lower than the existing building and its overall built form is not considered to appear unduly prominent within the surrounding landscape and when viewed from lines of sight from beyond.



Photos of site from wider landscape along Public Right of Way LAC011
(Application site denoted by arrow)

In relation to the proposed parking area, this would be facilitated by ground works to partially remove a section of the side garden area. Due to the garden being in an elevated position in relation to the road, the proposed stone gabions would provide a functional retaining structure to this section of land. Whilst introducing a different material to the palette of the application site, the stone gabions would not be considered unacceptable in the context of the site, and would be largely concealed from view when vehicles are parked in the designated area.

As detailed further within this report, UPVC windows and doors are proposed to the development. Wiltshire Council Conservation Officers were not formally consulted on this application, however previous applications to nearby properties within the surrounding area received comments regarding the acceptability of windows and doors to specify that timber units would be more suitable and reflective of this location. The current proposal, however, seeks the use of UPVC and aluminium fenestration. Whilst the works are located to the rear of the dwelling, the side (south) elevation may be visible from vantage points along Nethercote Hill, with aspects of the rear elevation potentially visible from the adjacent Public Rights of Way and wider landscape. Whilst the use of UPVC does conflict with this viewpoint, it is acknowledged that the existing dwelling features existing UPVC units with slim glazing bars and the proposed units replicate their appearance and style, reducing visual bulk and aligning with the established character and appearance of the building.

Overall, it is concluded that the proposed works are acceptable and would not result in a visually dominant or incongruous appearance, with the resulting appearance integrating with and responding positively to the appearance and established character of the existing building and the surrounding area. Whilst resulting in an increased built form and footprint, the extension is not considered to result in an overdeveloped or unduly prominent appearance, with the use of sympathetic construction materials and finishes enabling the proposal to align and sympathise with the existing character and appearance of the building. The overall design of the extension reflects the existing character of the main dwelling and whilst the site is in a relatively open and exposed location, the works would not result in unacceptable visual impact to the wider vicinity or when viewed from vantage points further afield.

Overall, the proposal is deemed to comply with WCS CP51 and CP57, the Wiltshire Design Guide and sections 12 and 15 of the National Planning Policy.

Residential 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 properties in proximity to the application site are No.5 Nethercote Hill (semi-detached to the application site), No. 7,8,9 Nethercote Hill to the south, and 1 and 2 Lovers Walk to the south-west of the rear boundary.

No.5 and No. 7,8,9

The proposed extension is to the rear of the property and aligns with the existing side walls of the building and would not be positioned in closer proximity to either No.5 or No. 7,8,9, thereby broadly maintaining the existing separation distances to the neighbouring properties. The single storey built form of the extension, coupled with its positioning, is not considered to result in overshadowing, loss of light or a sense of enclosure to the surrounding properties, with its overall height restricted due to its single storey form. However, it is noted that the side elevation (facing south and in the direction of No. 7,8,9) would feature a single window serving the new ground floor bathroom and concerns have been raised in relation to residential amenity by the occupants of No. 7,8,9. Given these concerns and the window serving a bathroom, it is deemed necessary to impose a suitable condition to any permission granted ensuring this specific side window is obscurely glazed and its opening-style restricted to avoid any potential overlooking or loss of privacy upon the adjacent dwellings to the south. Whilst additional fenestration is proposed to the other side elevation of the extension, they predominantly look within the rear amenity space as opposed to directly overlooking No.5, with the separation distances considered sufficient to mitigate against any perceived additional overlooking or loss of privacy. Established boundary hedging between the properties will also help to provide a degree of screening to the proposed works to help safeguard amenity.

Within their submitted comments, the occupants of No. 7,8,9 raised concerns regarding the lack of ecological information accompanying the application, particularly in respect of bats. These matters have been considered by Wiltshire Council's Ecologist, who have raised no objection to the proposal. Whilst the comments of the neighbouring occupier are acknowledged, ecological impacts are assessed separately from residential amenity considerations and there is no evidence to indicate that any ecological matter arising from the development would adversely affect the residential amenity of neighbouring properties. Ecological matters relating to the site are discussed in a specific section within this report, with the concerns raised by No. 7,8,9 regarding the safety of the parking area addressed in the subsection below relating to parking and access.

1 and 2 Lovers Walk

Although the extension would not directly overlook 1 and 2 Lovers Walk, the application site would still be visible from their properties owing to the layout of the plots. Despite the extension being located to the rear of the property and potentially visible to these properties, it is considered that there are adequate separation distances between the dwellings and the proposal to not result in unacceptable residential amenity or increased overlooking.

Conclusion

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. Officers are satisfied that the proposed rear extension will not result in unacceptable harm to the residential amenity of the neighbouring properties. It is also considered that the proposal will not result in loss of light, overlooking or overshadowing impacts given the positioning of the extension and main

dwelling in comparison with the neighbouring properties. Therefore, the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Highways and Access

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 proposal seeks the creation of off-road parking adjacent to the dwelling, facilitated by the partial removal of an area of garden. Given the varying topography across the site, the off-road parking would be at ground level, with the installation of stone filled gabions to the rear and side of the parking area to act as a boundary treatment and to help stabilise the land and effectively acting as a retaining structure. The off-road parking would introduce a new access to the site and be able to accommodate parking for 2 vehicles, finished in a permeable surface for drainage purposes.

Whilst the application site is located along Nethercote Hill, which is effectively a single track road, Wiltshire Council Highways Officers have not objected to the proposal, stating that inter-pedestrian visibility is provided by the vehicle access and the proposed parking space is acceptable.

It is acknowledged that concerns have been raised from the occupants of Number 7,8,9 Nethercote Hill relating to the safety of the parking and access due to the removal of the party wall front roadside pillar which acts as a safety barrier against the pedestrian entrance access to Number 7,8,9, with ensuing concerns on pedestrian safety.

Whilst the concerns of neighbouring occupiers are acknowledged, there is insufficient evidence to conclude that the removal of the pillar would result in a significant highway or pedestrian safety issue. Having regard to the professional advice given by Wiltshire Council Highways Officers on the proposed layout of the parking area and access arrangements, the development is not considered to give rise to an unacceptable impact on pedestrian safety. Matters relating to the structural stability of adjoining land, boundary features and any works that may affect neighbouring property are private civil matters. The applicant is advised that separate consent may be required under the Party Wall etc. Act 1996 where applicable, and it remains the responsibility of the applicant to ensure that all necessary legal requirements are satisfied prior to the commencement of works.

Overall, it is concluded that 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.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 states that development should protect, conserve and where possible enhance the historic environment and designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The Council's Core Strategy Policy CP57 seeks to ensure high quality of design in all new developments. The policy requires applicants to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Section 12 of the NPPF expects a good standard of design, whilst Section 16 sets out the Government's high-level policies concerning heritage and sustainable development. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

The application site is located within the designated heritage asset of the Lacock Conservation Area, as well as within proximity to Grade II listed properties, No's 1, 2, 3 and 4 Nethercote Hill and No's 1 and 2 Lovers Walk. Due to the separation distance between the properties, together with the proposed design and positioning of the works, the proposal is not considered likely to give rise to any significant harm upon on the significance, character, setting and /or local distinctiveness of the listed buildings.

Whilst the extension would be visible from the street scene due to the relative openness of the site (especially on approach via Nethercote Hill), by virtue of its scale, design and choice of materials, the proposal is considered to constitute a sympathetic addition to the main dwelling which respects and responds positively to the established character and appearance of the Lacock Conservation Area and its wider historic environment. Whilst the resulting footprint is extensive in relation to the existing footprint, the overall scale, height and massing of the extension are not considered disproportionate to the host dwelling, avoiding resulting in an overdeveloped and incongruous appearance within a designated heritage asset.

The proposed design is considered in-keeping with the established historic vernacular of this location and the wider Conservation Area, which would result in a neutral impact to the character and appearance of the heritage asset. Given the scale and form of the extension, whilst it would be visible on the side of the dwelling on approach, it is not considered to constitute a visually dominant addition to the property or present as visually assertive in this location. It is acknowledged that there are variations to the current topography of the site, with the side garden and rear of the garden on higher ground than the roadside, resulting in visibility beyond the current boundaries and potentially into the wider surrounding area. However the positioning of the extension, together with the use of sympathetic construction materials to the host dwelling and surrounding area, enables the proposed works to broadly align with the established character and appearance of this locality.

The National Trust have commented on the suitability of stone filled gabions as retaining structures around the parking area within the Conservation Area. The gabions would introduce a new physical and visual feature to the site which would be visible from the street scene, however they would be limited in scale and the utilisation of natural stone infill provides a more sympathetic appearance in this location. When vehicles are parked in the proposed parking area, they would provide a degree of screening to the gabions and given their siting, it is not considered that the gabions would appear incongruous within this vicinity.

Finally, it is proposed to utilise UPVC windows and doors within the proposed scheme. Whilst traditional timber windows are generally the preferred option within Conservation Areas, the proposed white UPVC units display slim-profile frames and glazing bar arrangements that reflects the proportions and appearance of traditional painted timber windows and align with the current units in situ within the host dwelling. Only one single window would be visible from the streetscene, set back from the main road, with the remainder of fenestration proposed to the rear and opposing side elevation obscured from view from the streetscene. Therefore having regard to their design, appearance and the specific context of the site, the windows would not appear incongruous and are therefore considered acceptable, preserving the character and appearance of the Conservation Area.

As such, the proposed development is considered to preserve and enhance the character and appearance of the Lacock Conservation Area and accords with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy, and the relevant provisions of the NPPF, notably paragraph 215.

In accordance with paragraph 215 of the NPPF, any harm to the significance of the Conservation Area must be weighed against the public benefits of the proposal. It is acknowledged that a representation received from a neighbouring property identifies that no public benefit has been identified in relation to the proposed scheme. Whilst no written statement discussing such matters has been submitted, in this instance the proposal would provide improved and more functional living accommodation, securing the long term viability and continued residential use of the property, whilst delivering a high-quality and subordinate extension that responds positively to the architectural character of the host dwelling and Conservation Area. In any event, given that it is assessed that no harm would result to the significance of any heritage asset then it is not necessary to demonstrate public benefit.

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 wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. It is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary. The Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire provides guidance on planning decisions, including householder development.

At section 7 of the guidance is a summary of the process. The site falls within a Core Area of the SAC and the proposal may be considered to potentially impact upon a Sensitive Feature as defined by section 3.1 and 4.1 of the guidance i.e. potential roost in the building.

The application is for a single storey rear extension to the property, but would be facilitated by the removal of the existing single-storey lean-to addition. Due to the property being located within the zone of impact for the Bath and BOA Bat SAC, Wiltshire Council Ecologists were consulted who confirmed that whilst the site is surrounded by habitats suitable for use by foraging and commuting bats, it is considered unlikely that the works will impact any bat roosting features, although in the unlikely event that bats are found, works should cease and advice from a professional ecologist must be sought. It is also noted that in line with NPPF and with CP50, enhancements for wildlife would be welcomed, such as the provision of a bird or bat box within the redline boundary.

Given the application site's location within the Bath and BOA Bat SAC, a test of likely significance was carried out by Wiltshire Council Ecologists, which concluded that due to the scale and nature of the proposed works not involving the loss of a roost of a qualifying species, does not propose to removal of any core bat habitat and does not propose any external lighting, the proposed works are not considered to result in adverse impact on the conservation objectives of the SAC.

Ecologists have requested for informatives to be included on this decision relating to artificial lighting, ensuring that any proposed new lighting should be for the purposes of safe access and security. Additionally, an informative has been requested relating to protected species as a reminder that that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and bats.

On this basis, the scale and nature of development is such that significant harm to biodiversity is unlikely and no objections have been raised by the Council's Ecologist. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The proposed works would result in a substantial increase in footprint resulting from the proposed extension and it is expected that additional impermeable surfaces would be introduced across the site. The current arrangement consists of the main dwelling, its semi-detached neighbour (No.5) and a number of other residential properties in close proximity, all of which are already served by established foul and surface water drainage systems.

It is considered that this location is deemed as having a negligible risk of ground water flooding to the nature of the local geological deposits. Taking this into account, and noting the generous plot size of the application site, it is considered likely that appropriate drainage solutions - such as on-site soakaways – can be accommodated without difficulty. As such, no further information in the form of a detailed surface water drainage strategy, nor the imposition of a pre-commencement condition requiring such information, is deemed necessary in this instance.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Archaeology

The Council's Core Strategy Policy CP58 states that development should protect, conserve and where possible enhance the historic environment, stating development will be required to be sensitive to all heritage assets including archaeological monuments and landscapes.

Wiltshire Council Archaeologists confirm that the proposed extension is located within the medieval core of Lacock and historic mapping shows that the site has remained relatively free from development. There remains, therefore, a good chance of further, as yet unrecorded, archaeological features surviving within the footprint of the proposed development. Whilst no objection was posed to the development, the Archaeology Officer deemed it appropriate to impose a pre-commencement condition should the application be granted permission, requiring the submission of a written scheme of archaeological investigation, followed by the subsequent associated approved programme of archaeological work.

Wiltshire Council Archaeologists have concluded that there remains a chance of further, as yet unrecorded, archaeological features surviving within the footprint of the development and it is advised that any intrusive groundworks associated with the proposed development are monitored by qualified archaeologists

The work is to be carried out following the Standard and Universal Guidance for archaeological monitoring and recording as set out by the Chartered Institute for Archaeologists (CIfA) and the costs of the work are to be borne by the applicant.

Whilst the application did not include any information relating to archaeology in this location, it is advised that consideration is given to this matter upon submission of any later applications.

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.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to archaeology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 13.07.26.

CONCLUSION

Overall, the proposed development is considered acceptable and would not result in unacceptable visual impact. The proposed extension would remain subservient to the main dwelling and would not result in an incongruous or overdevelopment appearance, whilst the use of matching materials enables the proposed works to align and remain in-keeping with the established character and appearance of the main building and the wider locality. Furthermore, the proposed works would not result in adverse impact to the character and appearance of the Lacock Conservation Area or the settings of listed buildings within proximity of the site. Additionally, the proposed works are not considered to result in unacceptable harm to the residential amenity of surrounding neighbouring occupiers, whilst the proposed access and parking is not considered to result in adverse impact on highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Design Guide, the Wiltshire Local Transport Plan 2011-2026, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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:

- 369-102 – Proposed Floor Plans, Elevations and Site Plan received 16.03.26

REASON: For the avoidance of doubt and in the interests of proper planning and the proper protection, mitigation and enhancement of biodiversity.

3. No development shall commence within the area indicated by application PL/2026/01743 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

4. The ground floor window in the South elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy

INFORMATIVE - Artificial Lighting

The habitat within the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

INFORMATIVE – Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and bats. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE – 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.