

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03519
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	81 Dicketts Road, Corsham, SN13 9JS
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Side & Rear Extensions
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission for single storey side and rear extensions. The application is submitted using Householder application forms.

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



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



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

The proposed single storey side extension would enable the creation of a ground floor study positioned in front of (and connecting internally to) an existing utility room positioned to the side elevation of the property, but would however remain recessed from the principal elevation. The height of the side extension would align with the existing utility room, as well as the top of the parapet roof to the front porch and entrance area, with a single UPVC casement window to the front wall. The side extension would be finished in render to match the existing property, with a rubber membrane to the roof.

The rear single storey extension would create a gym area and ancillary space to the rear of the property, and would adjoin the rear wall of the existing single storey rear element to the building which is positioned directly behind the side utility room. Internal reconfiguration to adjoin the existing structure with the extension would enable the extension to present as a linear structure off the side and rear of the dwelling, which would be positioned along the east boundary. The extension would display a flat roof which incorporates a raised hipped roof lantern, with bi-fold doors and a single entrance door to the west side wall. The extension would also be finished in render to match the existing property, with the bi-fold doors finished in anthracite grey.

SITE DESCRIPTION/CONTEXT

The property known as 81 Dicketts Road is a detached dwelling located within an established residential area in Corsham. The property occupies a generous plot with a relatively open frontage behind an established front Ashlar stone boundary wall and has been subject to recent extensions and alterations granted under previous planning permission PL/2025/05631 which are currently either completed or nearing completion, most notably a front entrance porch and rear two storey extension. The external appearance of the property displays a pitched roof, with the front porch projecting forward of the principal elevation and featuring a flat roof, whilst the rear elevation displays two gables positioned equidistantly across the rear façade with an intervening flat roof between. The property has been finished in render with a profile concrete tiled roof and anthracite grey windows and doors. The surrounding area displays a variety of built form, with a mixture of semi-detached and detached dwellings incorporating render and stone with relatively open frontages.



(L-R) Existing Front and Rear of the Dwelling

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

- Bath and BOA Bat SAC
- Agricultural Land Classification - Urban
- Countryside Character Areas - Cotswolds
- Bath BoA Bat SAC GHS 4km Core Roost buffer - Box, The Grille
- Bath BoA Bat SAC GHS 4km SAC parcel buffer - Bath & Bradford on Avon Bats
- Groundwater levels are between 0.025m and 0.5m below the ground surface

PLANNING HISTORY

Proposal / Summary
N/95/02040/FUL - Full planning permission Decision - Approved Date: 20/11/1995 – CONSERVATORY
PL/2025/05631 - Householder planning permission Decision - Approve with Conditions Date: 6/8/2025 – Proposed Two Storey Rear Extension, Front Porch & Alterations, Including Rebuilding front Boundary Wall

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity

Corsham Neighbourhood Plan:

- Policy CNP ED1: Proposals should take into account the Corsham Design Guide
- Policy CNP E2: Achievement of sustainable development
- Policy CNP HE1: Good quality design

Corsham Design Guide

Corsham Batscape Strategy

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Impact
- Bat SAC Zone of Impact

CONSULTATION RESPONSES

Corsham Town Council: Objection to the application on the grounds that it would represent overdevelopment of the site.

REPRESENTATIONS

The application was publicised by direct neighbour letter and representations were received from 3 neighbouring properties with their comments summarised below:

- Concerns that the submitted drawings may not fully convey the true visual impact of the development from neighbouring land
- Observations that there are visually apparent changes in levels within the application site rear garden with the constructed rear extension siting at a higher ground level than the adjoining garden area and higher than adjoining neighbouring gardens
- Concerns regarding the height, bulk, mass and visual prominence of the proposed extension, especially when viewed from neighbouring gardens
- Observations regarding the overall height of the extension, especially when considering the contribution the roof lantern makes to the overall height
- Clarity required on the distance between the proposed extension and adjoining boundaries
- Requests for the proposal to be assessed in the context of the existing two-storey extension so that the cumulative scale, massing and visual impact of the built form on the site can be properly considered.
- Concerns relating to traffic management and previous occasions where vehicular movements and access were impacted by construction vehicles during the construction of the previous extensions
- Repeated breaches of building regulations with regards to the construction of the previous extension with early starts, late finishes, and weekend and Bank Holiday working.
- Supportive of the Town Council's concerns about the overdevelopment of the site especially given the extensive and prolonged work that was previous done at the site

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

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.

Policy CNP ED1 of the Corsham Neighbourhood Plan states that proposals for new development should take into account the Corsham Design Guide. Policy CNP E2 states that all new development should seek to contribute to the achievement of sustainable development, whilst policy CNP HE1 states that all new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design, which means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

The Corsham Design Guide gives guidance for buildings and building details, specifically to retain the existing character of historic buildings and features, building heights of 2 or 2 ½ storey are favoured, materials that are in-keeping with the area (including local limestone and rubblestone, and dark grey, brown or red stone roofing materials) and windows and door designs of similar proportions to existing. 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. Section 12 of the NPPF relates to achieving well designed places.

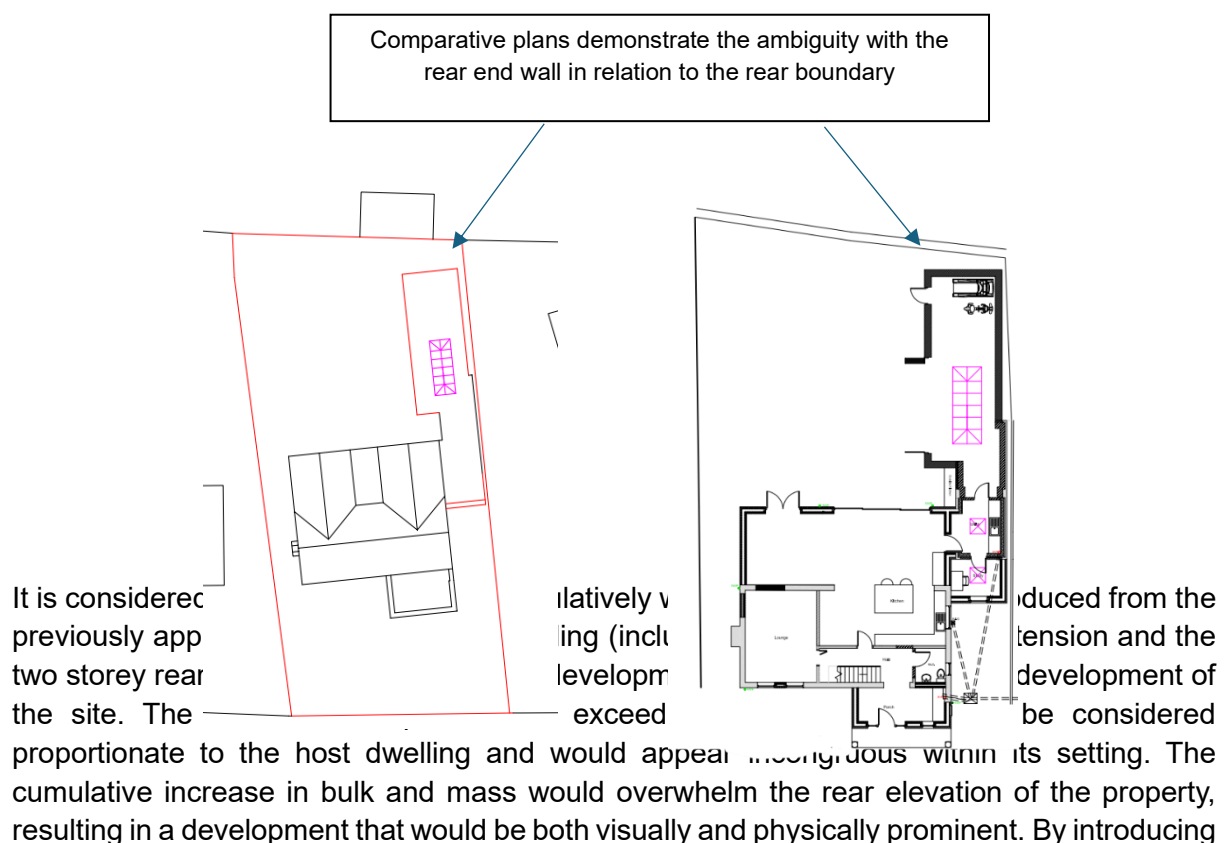
As evidenced, the property has already been subject to previous extensions and alterations which were granted under previous approval PL/2025/05631 and deemed acceptable and proportionate to the previous built form, however it is acknowledged that this did result in bulk and mass to the front and rear of the building at both ground and first floor, resulting in varied built form across the property.

The proposal under consideration would result in a further increase in the bulk and massing of the dwelling, notwithstanding its single storey form. The proposed extensions would adjoin the existing single storey side element both to the front and rear, effectively elongating the

built form along the eastern boundary of the site. Whilst the extension would remain single storey in height, it is evident that there are variations in ground levels both within the application site and in relation to neighbouring properties. During the site visit, it was apparent that the main dwelling sits at a marginally higher level than the rear garden and amenity space, as illustrated by the temporary boarded ramps bridging the level difference between the patio and garden area. The rear garden gently slopes to the north which is evident by the staggered fencing to the west boundary.

No sectional drawings have been submitted to accurately demonstrate these variations in ground levels. However, given its relationship to the main dwelling, the proposed extension would appear to be positioned at a higher ground level than the adjoining garden area. This impact may be further exacerbated by the inclusion of the raised roof lantern, which would introduce additional height and visual mass to the structure. The submission of cross-sectional drawings would have assisted in demonstrating the varying site levels and enabled a more comprehensive assessment of the extension's scale and relationship with its surroundings.

Furthermore, ambiguity remains regarding the extent of the extension's rear projection within the curtilage. As illustrated by the plan extracts below, there appears to be inconsistency regarding the depth of the extension and the proximity of its rear wall to the site boundary, which is an issue which has been raised by neighbouring occupiers and is discussed in further subsections within this report. The lack of clarity limits the Local Planning Authority's ability to fully assess the proposal and, in particular, the potential effects arising from its scale, bulk and massing on both the application site and neighbouring properties.



significant additional bulk and massing to the existing building, this is likely to result in an overbearing presence when viewed from adjacent properties given its proximity hard-up to the eastern boundary and the raised height owing to the roof lantern. Considering the settlement pattern and the close proximity to shared boundaries, the scale of the extension has the potential to dominate the outlook from neighbouring gardens and habitable rooms, thereby diminishing the sense of openness and privacy.

Whilst the proposed external materials would reflect those of the existing dwelling, thereby maintaining a degree of visual continuity, this does not outweigh the concern that the additional built form would be excessive in scale when viewed in the context of the property's evolution from its original form. Although the site benefits from a modest plot size, the proposed extension would further erode the rear amenity space and introduce a dominant and unduly prominent feature which would overwhelm the rear façade when viewed in the context of the site. Furthermore, concerns have also been raised on the proposed scheme by Corsham Town Council, stating that the proposed works represent overdevelopment.

It has been suggested through informal discussions that a similar form of development may be achievable through the exercising of Permitted Development rights. Whilst this is acknowledged, no formal fallback position has been submitted to the Local Planning Authority to demonstrate such arrangement. In the absence of detailed plans demonstrating the scale, design and extent of development that could be carried out under Permitted Development, only limited weight can be afforded to this argument. Consequently, the proposal must be assessed on its own merits based on the information submitted as part of the current application.

Overall, the proposed development is considered unacceptable. By reason of its cumulative scale, bulk and massing, when viewed collectively with the previous extensions and alterations to the dwelling, the proposal would constitute an overdevelopment of the site and would overwhelm the main dwelling and its plot. The extension would result in a disproportionate addition that would appear overly dominant and incongruous in relation to the host dwelling and its plot, detracting from the character and appearance of the property. Furthermore, the lack of sufficient information regarding site levels and the precise extent of the rear projection creates uncertainty and prevents a full and robust assessment of the proposal's potential impacts. Consequently, the proposal fails to represent high-quality design and would result in an unduly prominent form of development that is contrary to Core Policy 57 of the Wiltshire Core Strategy, policies ED1, E2 and HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and the relevant provisions of the National Planning Policy Framework

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 79 Dicketts Road (to the west), and 25 and 27 Prospect to the north. Nos 64 and 66 Dicketts Road are located opposite the application site, whilst comments have also been received by the occupants of No.1 The Crescent, to the SE.

No.79

This property is located to the west of the application site, therefore the proposed extension would be positioned to the opposing boundary. As previously referenced, the site has a gently sloping rear garden which is further evident by the staggered fencing between No.79 and the application site. Whilst the built form of the extension would not be in proximity to the shared boundary, the overall height and stature of the extension would be apparent. Additional fenestration is incorporated within the extension by way of bi-fold doors which would look in the direction of the boundary, however collectively with the positioning of the extension and the height of the boundary fencing, the separation distances between No.79 and the application site would be considered sufficient to help mitigate against unacceptable overlooking, overshadowing or perceived loss of privacy.

No.25 and 27 Prospect

No.25 and 27 both share a boundary to the application site, with No.27 positioned to the west and No.25 to the north. Comments have been received from the occupants of No.25 in relation to the proposed works, and raise several concerns regarding the built form and impact that the proposed works may have on residential amenity, including the ambiguity with the varied ground levels and the resulting bulk, mass and visual prominence that the proposed works may have when viewed from neighbouring properties. A site visit was conducted to No.25 to view the application site from the rear garden. It was evident that the approved (and now built) two storey rear extension is visible from No.25, however the ambiguity regarding the extent of the projection of the rear wall of the extension prevents a full assessment of the potential impact that the scale, mass and positioning of the extension may have on No.25 and 27. Notwithstanding such ambiguity, the rear wall of the extension would still be extremely close, and thereby prominent, to the rear boundary.

Given the sloping garden levels, the proposed extension may present as a more visually assertive feature to the property, further exacerbated by the height of the structure when taking into account the inclusion of a raised roof lantern, with this issue raised as an area of concern by the occupants of No.25. The extension would be positioned hard-up to the boundary with No.27 and currently the existing side element to the building is visible to the occupants as its height exceeds that of the boundary fencing separating the properties. The visual prominence of the extension may increase with the roof lantern atop and whilst the extension would not increase opportunity for overlooking or loss of privacy given the position of fenestration, it is considered that by virtue of the scale, mass and positioning, the extension would present as unduly prominent and overbearing within this location.

It is acknowledged that established and mature planting is evident within the boundaries of No.25 and 27 adjacent to the application site, affording a degree of screening to the proposed works. However this is not considered sufficient to help mitigate against the increased built form given that this vegetation may not remain in perpetuity. The extension would remain visually assertive within the rear boundary and concerns remain relating to the excessive bulk, scale and massing of the development, which would result in an unduly dominant and overbearing form of development when experienced from the neighbouring dwellings and their private amenity spaces.

No's 64 and 66

Given the positioning of No's 64 and 66 across the road from the application site, the main aspect which would remain visually apparent to the occupants would be the ground floor extension in front of the existing utility room, whilst partial views of the rear extension may be possible due to the height and positioning of the roof lantern. Whilst the front side extension would include a ground floor window, the element of overlooking is already established per-say given that a ground floor window is already present in this location, albeit further recessed within the plot. Thereby the proposal would not result in increased overlooking or loss of privacy, with the intervening road and ashlar stone boundary wall acting as a physical and visual buffer between the properties and the application site.

1 The Crescent

Comments have been received by the occupants of No.1 relating to the proposed works in relation to the resulting impact that construction vehicles had on access and parking arrangements within the vicinity when the previous extensions were erected, with a request for a Traffic Management Plan should the LPA be minded to approve the scheme. Also, comments raised concerns as to why No.1 was not notified of the previous application for the two storey side extension and front entrance.

With regards to notification, at the time of deliberating the two storey rear extension and porch, the Case Officer would have fully assessed the potential impact of the proposed scheme on neighbouring and nearby residential properties and it may have been deemed appropriate at the time that given the spatial relationship between No.1 and the application site, it was considered that there was sufficient separation distances between the sites to mitigate against any unacceptable impact to the residential amenity of the occupiers.

The comments regarding the requirement of a Traffic Management Plan are duly noted. The previous development related to a domestic two storey extension of a scale which may not normally warrant the submission of a Traffic Management Plan. The planning process for domestic extensions would principally consider the long-term effects and impacts of development and should issues arise during construction, such as vehicles obstructing the highway or parking inappropriately, these matters are generally addressed through separate powers that are available to the Highway Authority or other relevant bodies. However, due care and attention should be given by Applicants and contractors working within established residential areas to consider the impact that the construction process and vehicular movements can have on surrounding occupiers.

In terms of the proposed works, given the positioning of No.1 in relation to the application, it is not considered that the works would result in unacceptable impact to their residential amenity as the works would be largely concealed from view and would not result in additional overlooking or overbearing effects.

23 Prospect

No.23 is positioned to the north of the site and whilst the property doesn't share a boundary with the application site, by virtue of the settlement pattern the works may be visible to the occupants. Comments have been raised regarding the proposed development to echo Corsham Town Council comments that the proposed works would be considered overdevelopment, but also to raise the subject of the hours of construction. It is alleged that works were undertaken during the evening and at weekends. Whilst the previous planning permission was not subject to a condition restricting construction hours, applicants and contractors are generally expected to carry out development in a considerate manner and to have regard to the amenities of neighbouring residents. This includes, where practicable, adhering to construction hours that are commonly regarded as acceptable within residential areas.

Notwithstanding these concerns, impacts arising from construction activities are temporary in nature and relate to the implementation phase of development. However with regards to the proposed extensions themselves, the spatial distance between No.23 and the application site are considered sufficient to mitigate against any unacceptable impact to residential amenity.

Conclusion

Overall, it is considered that the proposed extension, by virtue of its overall bulk, scale and massing, would appear excessively dominant when viewed from neighbouring properties. Given the close proximity of the proposed works with the neighbouring boundaries, the development would result in overbearing effects, leading to an unacceptable sense of enclosure which may be exacerbated by the variation in ground levels within the vicinity. Additionally, ambiguity remains regarding the full rear projection of the end wall of the extension within the rear garden and its potential impact on the amenity of neighbouring occupiers. The proposal is therefore considered to result in unacceptable harm to residential amenity and fails to comply with Core Policy 57 (vii) and Appendix D of the Wiltshire Design Guide.

Bat SAC Zone of Impact

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, namely the zone of impact, and the proposal by virtue of being development impacting the roof of the building 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 development relates to ground floor extensions to the rear and side of the property, but does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitat for SAC bat populations, and the wider foraging resource and established commuting corridors within the surrounding landscape will remain unaffected.

There is no evidence of roosting potential within the existing dwelling, and no structural features suitable for bats will be disturbed, destroyed, or modified as part of the proposal. Therefore, given the limited and localised nature of the works, the absence of direct impacts on potential roost features and the retention of all external habitat features that support bat activity, the proposal is not considered likely to give rise to any significant effects on bats or the integrity of the SAC. Therefore, it is considered that the proposal will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015) and relevant legislative duties.

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 extensions introduce significant additional bulk and massing to the existing building which is likely to result in an overbearing presence when viewed from adjacent properties. Collectively with the cumulative built form and mass from the previous two storey rear extension and front entrance, the works would constitute overdevelopment of the site and introduce a disproportionate addition to the dwelling which would appear overly dominant and incongruous within the setting. The scale, height and positioning of the extension, particularly in close proximity to shared boundaries, has the potential to dominate the outlook from surrounding properties given the variation in ground levels, thereby diminishing the sense of openness and resulting in unacceptable impact to residential amenity and a sense of enclosure. Furthermore, the lack of sufficient information regarding site levels and the precise extent of the rear projection creates uncertainty and prevents a full and robust assessment of the proposal's potential impacts.

Accordingly, and by reason of the identified harm, the proposed development is considered to conflict with the aims and objectives of Core Policies CP57 of the Wiltshire Core Strategy,

policies CNP ED1, CNP E2 and CNP HE1 of the Corsham Neighbourhood Plan, The Corsham and Wiltshire Design Guides and section 12 of the NPPF

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED

1. By reason of its scale, design, bulk and mass, combined with the cumulative impact of previous extensions, the proposed development would constitute overdevelopment of the site and introduce a disproportionate addition to the dwelling, appearing overly dominant and incongruous within the setting and failing to respond positively to the character and context of the main building and surrounding area. As such, the proposal is contrary to Core Policy 57 of the Wiltshire Core Strategy, policies CNP ED1, CNP E2 and CNP HE1 of the Corsham Neighbourhood Plan, The Corsham and Wiltshire Design Guides and section 12 of the NPPF.
2. The proposed development, by reason of its scale and design would result in an unacceptable impact on the amenity of adjoining residential occupiers through overly dominant and overbearing effects. The development would fail to protect the reasonable living conditions of neighbouring properties and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.

For the avoidance of doubt, the plans considered within this application are as follows:

- AH2025/43 Sheet 1 of 2 – Existing and Proposed Elevations, Location Plan and Proposed Block Plan received 03.06.26
- AH2025/43 Sheet 2 of 2 - Existing and Proposed Ground Floor Plans received 03.06.26