

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02528
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Whaledun, Thickwood Lane, Colerne, Chippenham, SN14 8BN
DEVELOPMENT DESCRIPTION:	Demolition of side extension store and lean-to utility room with new replacement side extension. Demolition of rear conservatory and replacement rear extension with new fenestration and loft conversion/extension. Demolition of existing garden shed and greenhouse, and new garden shed and garden studio.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of the existing side extension and lean to utility room. This will be replaced with a new side extension. The existing conservatory is to be demolished and replaced with a flat roofed timber clad extension. There will be a loft conversion/extension which will take the form of a timber clad flat roofed dormer. The existing shed and greenhouse will be demolished and a new garden shed and garden studio built.

SITE DESCRIPTION/CONTEXT

The site is an existing bungalow within the Cotswold National Landscape. The surrounding properties appear to be of a comparable built form and appearance. The host building in this instance is located on a large plot. It is noted that the proposal is wholly within the Bath and Bradford On Avon Bat SAC.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Colerne Neighbourhood Plan- Policy BE1 Character and Design

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Colerne Parish Council: Supports the proposal. Requests that a traffic management plan is secured via condition.

Wiltshire Council Highways: No objection

REPRESENTATIONS

No comments were 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.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed development would result in an increase in built form within the site. However, the dwelling is set well back from the highway (some 8.7m) and this established building line would be retained, with the extensions to the dwelling focused on the side and rear elevations. As a result, the proposal would not appear unduly prominent within the street scene.

The proposed shed and garden room are typical forms of domestic development and are considered appropriate additions within the curtilage, replacing existing shed and greenhouse. They are largely screened from Thickwood Lane by existing shrubs to the front boundary.

The rear extension adopts a contemporary flat-roofed design but remains proportionate – and subservient - to the host dwelling and would sit comfortably alongside the existing building.

The loft conversion would introduce a flat-roofed dormer which would be visible from Thickwood Lane. However, the site benefits from established boundary vegetation, including trees and shrubs, which provide a degree of screening. Taking this into account, together with

its scale and position, the dormer would not appear incongruous or result in unacceptable harm to the character and appearance of the street scene or wider area.

Having regard to the above, the proposal is considered to accord with the design principles of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Policy BE1 of the Colerne Neighbourhood Plan.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the location and modest form of the single storey rear and side extensions it is not considered that these elements would result in an unacceptable amenity impact in terms of loss of light, loss of privacy or an overbearing impact.

The proposed new dormer would be on the northeast elevation of the dwelling. While this proposed new element is in close proximity to the boundary, it should be noted that the dwelling to the north east of the site is "Electra", a two storey dwelling with no windows on the side elevation facing the application site. There is also a detached workshop/garage/store in the grounds of Electra which backs onto the boundary with the application site. "Electra" is set well back into its plot, with its main amenity areas to the front of the dwelling. As such it is not considered that the proposal would result in an unacceptable level of loss of light, privacy or overbearing impact on the neighbour to the NE. The increased potential for views into the garden of "Electra" as a result of the proposed dormer is considered. However, the detached store/garage/workshop along the boundary between the site and Electra, together with the mature shrubs and hedging mean views into the gardens of Electra would not be unacceptable in terms of amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide and the Colerne Neighbourhood Plan.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The site benefits from an existing access onto Thickwood Lane and no alterations to the access arrangements are proposed. The development would increase the number of bedrooms within the dwelling, resulting in a requirement for three parking spaces in accordance with Wiltshire's adopted parking standards. Sufficient space exists within the site to accommodate this level of parking provision, including retention of the existing garage and parking within the driveway area.

Wiltshire Council's Highways Officer has raised no objection to the proposal and there is no evidence to suggest that the development would result in an adverse impact on highway safety or the operation of the local highway network.

The Parish Council's request for a traffic management plan is noted. However, having regard to the limited scale of the proposed householder development, and in the absence of any concerns from the Highways Officer, it is not considered necessary or reasonable to impose such a requirement.

The proposal therefore complies with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the relevant provisions of the NPPF.

Cotswolds 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 176, 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.

The site lies within the Cotswolds National Landscape and, owing to its edge-of-settlement position, the rear of the property has a relationship with the wider rural landscape. In particular, views are available across the open fields and valleys that form part of the High Wold Dip-Slope Landscape Character Area.

The proposal would result in additional built form associated with the existing dwelling, including a rear dormer which may be visible from the surrounding countryside. However, the development would remain closely related to the existing house and would not extend the built form further into the open landscape or alter the established settlement pattern along Thickwood Lane. Furthermore, the site benefits from existing trees and vegetation which provide a degree of screening from wider views.

Whilst the proposal would be visible in some views, it is of a scale and form that would be read as part of the existing residential property and would not detract from the open, rural character of the surrounding landscape or the special qualities of the Cotswolds National Landscape. The proposal would not give rise to unacceptable landscape harm and complies with Core Policy 51 of the Wiltshire Core Strategy and paragraph 186 of the NPPF.

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.

It is noted that the application site is within the Bat SAC. As such due consideration is given to the potential for bats and potential for impacts upon bats. The application site is a relatively modern bungalow and appears to be in good repair and continual residential usage. As such it is not considered that the property would be a likely bat roost. An informative will be attached reminding the applicant of the requirements to be observed during construction in relation to protected species such as bats.

Due to the modern built form and continual use as a residential dwelling it is considered that the proposal would be unlikely to be a bat roost. With the use of a suitable informative reminding the applicant of their legal requirements for bats and the scale and nature of development is such that significant harm to biodiversity is unlikely. 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.

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 comprises a series of extensions and alterations to an existing dwelling, together with replacement outbuildings. Having regard to the scale, design and siting of the proposed works, it is considered that the development would relate appropriately to the host dwelling and would not result in unacceptable harm to the character or appearance of the site, the street scene or the wider area.

The proposal would not result in any unacceptable harm to the amenities of neighbouring occupiers in terms of loss of light, loss of privacy, overshadowing or overbearing impact. Adequate parking and access arrangements would be retained, and the development would not give rise to any adverse highway safety impacts.

Whilst the site lies within the Cotswolds National Landscape, the proposed development would remain closely associated with the existing dwelling and would not encroach into the surrounding countryside or harm the landscape's special qualities. Furthermore, subject to the recommended informative, the proposal is not considered likely to result in significant ecological harm.

The proposal is therefore considered to comply with Core Policies 50, 51, 57, 61 and 64 of the Wiltshire Core Strategy, Policy BE1 of the Colerne Neighbourhood Plan, the Wiltshire Design Guide, the Wiltshire Local Transport Plan and the relevant provisions of the National Planning Policy Framework. Accordingly, 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.

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

Proposed ground floor plan 2502_402B
Proposed SW and SE elevations 2502_411B
Proposed block plan 2502_401
Existing block plan 2502_101
Proposed NW and NE elevations 2502_410A
Existing ground floor plan 2502_102
Proposed roof plan 2502_404A
Site location plan 2502_100
Existing SW and SE elevations 2502_111
Existing NW and NE elevations 2502_110
Existing loft void 2502_103
Proposed loft void 2502_403A
Existing roof plan 2502_104
(Received by LPA 20th April 2026)

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

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.