

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03884
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 Meadland, Corsham, SN13 9DU
DEVELOPMENT DESCRIPTION:	First floor side extension over store, utility and kitchen
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for a first-floor side extension over the existing ground floor side store, utility and kitchen of a domestic dwellinghouse. The application is submitted using “householder” application forms.

The extracts below demonstrate the existing appearance and arrangement of the dwelling, 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

To facilitate the proposed extension, it is necessary to partially remove the existing hipped roof above the existing store, kitchen and utility to the front and side of the property. The proposal extension would be positioned directly above the store, kitchen and utility and would provide an additional bedroom (taking the total number of bedrooms within the dwelling from 3 to 4), with an en-suite to the rear.

The design of the extension is such that it would align with the current side wall of the property and would not increase in footprint to the side (north) elevation. Additionally, the extension would also align with the established front and rear walls of the dwelling.

In terms of construction materials, the extension would be finished in stone faced block to match the existing building, with concrete roof tiles and UPVC windows and doors. With regards to fenestration, the proposal would include additional openings to the front and rear elevations only, in the form of an additional first floor casement window above the store, with a small casement window to the rear wall to serve the en-suite bathroom. Additionally, rooflights are proposed to the front and rear roof slopes but only to serve the proposed extension to enable more light within a confined space given the height and gradient of the roofslope, with the remainder of the roof to remain as per its existing appearance.

Whilst not included within the proposed works, it is also noted that the rear sloping roof extension would include the insertion of roof lights into the roof slope, with the rear patio doors and single window altered to become one set of fully glazed opening doors.

SITE DESCRIPTION/CONTEXT

The site known as 13 Meadland is a semi-detached two storey dwellinghouse situated in the established 'Meadland' residential development in Corsham, at the end of a no-through road. To the rear of the site (effectively to the east), the application site backs onto the local green space that is located to the rear of the Springfield Community Campus. The property has an open frontage with car parking fronting the existing garage and main building. The property features a pitched roof to the main building, with a side gable to the north elevation. A single storey mono pitch hipped roof ground floor addition is located to the north elevation, with the hipped roof joining across with the front porch of the property. Additionally, a sloping roof rear ground floor addition currently spans across the rear façade which provides additional floorspace off of the rear dining room. The property is constructed from stone faced block to the external walls, with a concrete tiled roof and UPVC windows and doors.

The surrounding area is characterised predominantly from semi-detached and detached properties of similar style, appearance and construction materials within this section of 'Meadland' with open frontages, giving this residential development its own over-arching character. Several of the surrounding properties have been extended in a similar manner to that being proposed to no.13.

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

- Countryside Character Areas -Cotswolds
- Groundwater Emergence - Risk of groundwater flooding to surface and subsurface assets
- Bat SAC Zones of Impact

PLANNING HISTORY

None relating to this property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Corsham Neighbourhood Plan

- Policy CNP HW3: Community green space
- 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 Amenity
- Highways and Parking Impact
- Local Green Spaces
- Drainage and Flood Risk

- Bat SAC Zones of Impact

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been 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.

Design and appearance

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.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

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.

Sufficient photographs have been provided by the applicant to allow assessment of the proposals and the surroundings. In this case, the proposed extension would not demonstrably increase the footprint of the dwelling, respecting the existing front, rear and side walls of the property and not projecting beyond their current position. Whilst partially removing the existing hipped roof, an element of the hipped roof would be retained to the front porch which is a feature demonstrated on properties within the residential development.

The increased bulk and mass would be focused to the first floor, with the overall height of the extension aligning with and respecting the existing ridgeline of the main roof. The overall appearance of the extension is considered to be sympathetic to the overarching character and appearance of the main dwelling and surrounding area, especially given the established appearance of dwellings which in many instances have been extended in a similar manner to that which is now proposed for no.13. The resulting increase in bulk and mass is not considered disproportionate to the original building, nor would it result in an overdeveloped or incongruous appearance. The use of matching materials would also enable to the development to further align with the material palette of the dwelling and surrounding area, blending within the vicinity and the existing surrounding built form.

Whilst introducing additional fenestration to the front and rear elevations, it is not considered that the works would result in an overly glazed appearance, with the dimensions of the openings being comparable to those already evident throughout the building. It is also noted that the adjacent property - No.11 Meadland – has also undergone a similar first floor extension, with the resulting appearance of the extension subject to this assessment being of similar style, scale and nature to that which has already been built out at No.11.

To note, because the rear façade proposes a single window to the first floor to serve an en-suite bathroom, in order to safeguard the amenity of both the occupants of the application site, adjacent properties and users of the local green space to the rear of the site, it is deemed appropriate and necessary to impose a condition to ensure that the first floor window is finished in obscure glazing and remains so in perpetuity.

Overall, it is considered that the proposed works are acceptable and would not result in unacceptable visual impact. The proposed development is considered sympathetic to the existing character and appearance of the main dwelling and the surrounding area and would not result in an overdeveloped or incongruous appearance. Therefore, the proposal complies with 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.

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 close proximity to the application site are No.11 Meadland (to the north) and No.15 to which the application site is semi detached. Fronting the site is No.10 Meadland.

The proposed extension would respect the front, side and rear walls of the main building and as the footprint would not be increased in proximity to the adjacent neighbours, the existing spatial distances between the properties would be respected and would not diminish.

The proposal would be largely concealed from view to the occupants of No.15 given its alignment with the front and rear walls and the overall height aligning with the main dwelling, with no additional fenestration proposed which would overlook their boundary.

With regards to No.11, as previously mentioned, this property itself has been subject to a first floor extension of similar scale and design to that under assessment within this application. This extension to No.11 does not feature any fenestration to the side walls adjacent to the application site and only features a ground floor access door, whilst the application does not propose any fenestration to the side walls which would overlook No.11 or lead to a perceived loss of privacy. The spatial distance between the application site and No.11 is not overly generous, with the proposed development increasing the bulk and mass at first floor level. However comparatively, No.11 and the application site sit within the same location within their plots, therefore one dwelling does not sit further forward or more recessed within its plot than the other which could have led to the potential of exacerbating any potential unacceptable impact from the proposed works. The scale and bulk would be comparable to that created at No.11, respecting the existing ridgeline of the property and therefore due to its positioning, the proposed works are not considered to result in unacceptable overshadowing, overbearing effects or an undue sense of enclosure.

Whilst the application site is visible to 10 Meadland across the road, the intervening distance between these properties is considered sufficient to mitigate against any increased overlooking or loss of privacy resulting from the additional fenestration to the front elevation. The built form of the extension would not diminish the current separation distances, maintaining the existing spatial relationship, and therefore is not considered to result in unacceptable impact to residential amenity to the occupants of No.10.

Overall, the proposal is not considered to result in unacceptable impact to the amenity or living conditions of the surrounding neighbours. Existing spatial relationships are maintained with no additional bulk or mass proposed to encroach upon neighbouring occupiers and is not considered to result in overshadowing or overbearing effects. The positioning of the additional fenestration is not considered to result in unacceptable or increased overlooking or loss of privacy. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

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 proposed development would increase the total number of bedrooms within the property from 3 to 4 and to accord with the Wiltshire Local Transport Plan, a 4 bedroom property is required to demonstrate 3 off-road parking spaces. Presently parking provision is only evident for 2 vehicles.

It is noted that within the surrounding area of the residential development, there is limited on-street parking available which could be utilised as a form of overspill parking, therefore the development could potentially lead to displaced parking within the wider area. However, throughout the application, no evidence has been provided thus far which would suggest that the current parking arrangement has resulted in any overspill, parking on the highway or potentially impacting highway safety, with no details leading to the assumption that the increase in bedroom provision would result in any altered arrangements than those currently presented.

It is acknowledged that 2 parking spaces would be contrary to the minimum car parking standards within the Wiltshire Local Transport Plan. However due to the absence of evidence to demonstrate unacceptable harm to highway safety, in these circumstances it is deemed that the proposed works are acceptable. The property is considered to be located in a sustainable location in proximity to Corsham Town Centre itself, with a good level of transport links and accessibility by foot or cycle to local services and the provision of local bus services within the locality.

Therefore, on this occasion it is considered that the proposal would not conflict with the aims and objectives of WCS Policies 57, 61 and 64 or the guidance held within the Wiltshire Local Transport Plan. Given the location of the application site, a degree of flexibility can be afforded to this site. As no unacceptable impact on highways safety has been demonstrated, there is no compelling argument to lead to the application being refused on highway grounds. Therefore on balance, the proposed development is not considered to result in any adverse impact on highway safety. 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.

Local Green Spaces

Core Policy 52 of the Wiltshire Core Strategy states that development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained, with green infrastructure a descriptive term used to characterise spaces such as parks, gardens and amenity green space. Policy CNP HW3 states that community green space will be safeguarded and enhanced through new development proposals.

In this case, the rear boundary of the application site backs onto the local green space directly behind the Springfield Community Campus, which provides, amongst other things, a BMX track and skateboard park which would be considered a facility for the local community.

The proposed works would not result in increased built form or an encroachment within this vicinity. The works are solely confined within the residential boundary and whilst an additional window is proposed to the rear wall, a condition will be imposed to ensure that this window remains obscure glazed in perpetuity. Given that the resulting built form would not impede upon or encroach upon the local green space, it is not considered that the proposal would have any bearing or unacceptable impact to the open space and accordingly, the proposal complies with WCS Core Policy 52 and policy CNP HW3 of the Corsham Neighbourhood Plan.

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 site lies within an area identified by mapping as being within a zone where there is a risk of groundwater flooding to surface and subsurface assets. Overall, the proposal comprises a modest first floor extension within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate and therefore the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within the NPPF.

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 a first floor extension to the property and 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

Overall, the proposal is considered acceptable and would not result in unacceptable visual impact. The proposed development would sympathise with the existing character and appearance of the main dwelling and the surrounding area, enabling a proportionate extension to the dwelling which would not result in an overdeveloped or incongruous appearance. Furthermore, the proposed works are not considered to result in unacceptable impact on the residential amenity if surrounding occupiers, nor would it result in adverse impact to highway safety. Additionally, the proposed works are not considered to impact on the local green space to the rear of the site, or materially alter existing drainage patterns.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, the Corsham Batscape Strategy and the relevant provisions within the 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:

2683/4 – Proposed Floor Plans received 17.06.26

2683/5 – Existing and Proposed Elevations received 17.06.26

2683/6 – Proposed Section received 17.06.26

2683/9 – Location Plan, Existing and Proposed Block Plans received 17.06.26

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

3. The proposed first floor window to the rear elevation serving the en-suite bathroom 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