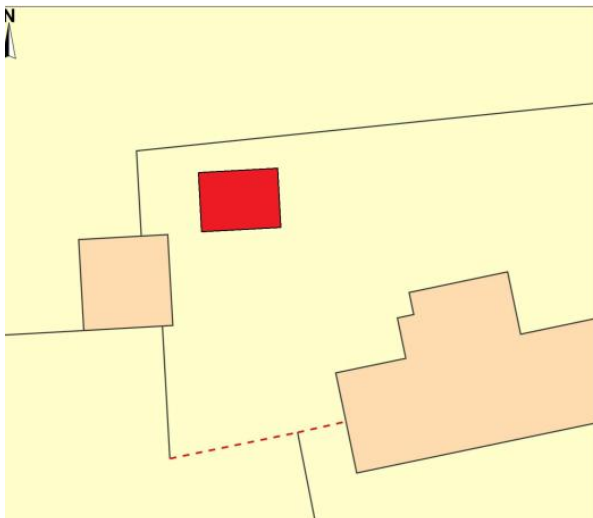


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03431
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Amberley, Pound Pill, Corsham, SN13 9HT
DEVELOPMENT DESCRIPTION:	Build new 16' x 12' wooden workshop on location of existing hard standing / crazy paving rockery.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the construction of an approximately 4.6m by 3.4m wooden workshop. The proposal will be finished in tongue and groove softwood timber cladding. The doors and windows will be UPVC. The proposal will have an eaves height of approximately 2.2m and a ridge height of approximately 2.4m. It would be sited in the north west corner of the plot, about 2m from the northern boundary with The Almshouses and 3.6m from the west boundary as shown on the proposed block plan, below. The submitted details indicate that the structure would be on a timber base on an existing area of rockery/crazy paving – see photograph below.



The photograph below shows the site of the proposed shed adjacent to the garage (which serves Amberley).



Below: Amberley indicated by red flag, garage indicated by yellow flag.



The application form advises that the existing parking/turning/access arrangements will not be affected by the development, and no trees or hedges will need to be removed or pruned.

SITE DESCRIPTION/CONTEXT

The site is a large plot, with a detached residential dwelling located within the Corsham Conservation Area (CCA). The dwelling is accessed from Pound Pill to the west. The Almshouses site wraps around the site to the north and west, with Gatesgarth to the east and Holly Tree House to the southwest. The Almshouses to the north are Grade I listed, whilst The Parish Room to the west is Grade II Listed (black hatching on the plan above, in the proposals section of this report).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Corsham Neighbourhood Plan:

- Policy CNP BE1 – Design

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

No representations had been 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, and the made Corsham Neighbourhood Plan.

Design and Impact upon the 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 outbuilding would be situated on a large plot and is a suitable distance away to read as a subordinate ancillary building. In terms of scale the proposal is not considered to suggest an overdevelopment of the site or to detract from the setting of the wider street scene as it would be screened from the highway by existing boundary treatment.

In terms of design the proposal is a typical example of an ancillary building typically found in residential gardens. The appearance and material palette is considered to be appropriate and sympathetic to the host property and the wider area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and Policy CNP BE1 of the Corsham 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 proposal's location it is considered that the proposal would not likely result in unacceptable amenity impacts in terms of loss of light or overshadowing as the proposal is a single storey and remains subordinate in the wider plot.

Likewise due to the proposal's built form it is considered that the proposal would not likely result in unacceptable amenity impacts in terms of overshadowing or loss of privacy or light.

The proposal in this instance has been submitted on a house holder application form and a new use class has not been applied for. As such the proposal in this instance is considered to be a typical ancillary element to the main residential usage. Furthermore, the proposal in this instance should any noise concerns be raised, this would be addressed via the separate environmental protection system.

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

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 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The proposal is wholly within the Corsham Conservation Area (CCA) and due consideration is given to the potential impacts upon the heritage asset. The proposal in this instance is a single storey timber outbuilding with a sympathetic residential appearance. Further, the proposal is located within an area bordered by residential properties and is largely hidden from view into and out of the CCA. As such the proposal, by virtue of its siting and limited scale is considered to preserve the character and appearance of the conservation area. Similarly, it is considered that the scale of the building and the existing intervening boundary treatment mean that the setting of the adjacent listed buildings would not be harmed by the proposal.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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:

- Location Plan
- Dwg 2 Proposed Site Plan
- Dwg 3 Proposed Floor Plan
- Dwg 4 Proposed Elevations

(Received by LPA 17th Jun 2026)

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

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.

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Amberley and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.