

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04339
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Broadmead, Corsham, SN13 9AN
DEVELOPMENT DESCRIPTION:	Localised external structural alterations and demolitions to allow for new single storey extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey extension to facilitate the creation of an enlarged living area and entrance hall, together with associated internal alterations and landscaping works.

As part of the proposed development, the existing ashlar stone external finish would be overclad with a white rendered finish, and the existing roof covering would be replaced with either natural slate or a slate-effect material. Existing doors and windows throughout the dwelling would also be replaced. The proposed sliding/folding doors would be aluminium-framed and finished in anthracite grey. In addition, the existing dormer cladding would be removed and replaced with anthracite grey standing seam metal cladding.

The proposed extension would be constructed using cut Bath stone-facing blocks and would incorporate a feature fluted stone element. The roof would comprise a flat design with a PPC aluminium parapet coping finished in anthracite grey, including three rooflights, and incorporating a gradual raised section on the south-west elevation. Sliding doors, matching the proposed replacement doors on the dwelling, would be installed on the south-west elevation. The north-east elevation would contain a window opening, whilst the south-east elevation would incorporate both a window and a pedestrian access door.



Existing Elevations

The site is situated within a residential area characterised by properties of a similar design and scale. External finishes within the locality are varied, although ashlar stone is the predominant material, with a limited number of properties featuring rendered elevations.

There are no historical, landscape, or ecological constraints which cover the application site.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
N/13/01241/FUL	Demolition of Garage, and addition of a two-storey	Approved with Conditions June 2013
PL/2023/01671	Conversion and extension of existing garage to create annexe to main dwelling	Approved with Conditions May 2023

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

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

Corsham Neighbourhood Plan

- Policy HE1 - Design

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 14: Achieving well designed places

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. No representations have been made.

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

The proposed development would alter the appearance of the dwelling, introducing a more contemporary design approach. Notwithstanding this, the use of a rendered finish is not considered to be out of keeping with the character of the surrounding area, given that a number of nearby properties incorporate white rendered elevations.

The form of the extension is somewhat divergent from that of the existing bungalow, featuring a flat and shallow mono pitch roof, large expanses of glazing and prominent horizontal jointing, it would be visually subservient to the existing building and located away from the immediate site frontage. Although the existing dense hedging surrounding the site could be removed at a future time, at present, the extension is reasonably well hidden from the public realm. In any event, the scale of the proposed extension is such that the divergent design is not considered to be unacceptably out of keeping with the existing property of the locality.

The proposed extension would be finished in cut Bath stone facing, incorporating a feature fluted stone element. These materials would provide a degree of visual cohesion with the existing reconstituted stone of the existing and the majority of the neighbour dwellings. Whilst the proposed slate-effect and PVC type flat roof finish would differ from that of the existing property, the low-profile single storey scale of the development and boundary treatment around the garden frontage to the road means that they would not appear overtly incongruous in the locality. Consequently, the proposal materials are considered to be acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy HE1 to the Corsham Neighbourhood Plan and Appendix D of the Wiltshire Design Guide.

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

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.

The proposed alterations to the existing dwelling, including the application of a rendered finish, replacement windows and a new roof covering, would not give rise to any adverse impacts on neighbouring residential amenity in terms of overlooking, loss of privacy or an overbearing effect. The existing window openings would remain in their current positions and, as such, no additional opportunities for overlooking would be created.

The proposed extension would be single-storey in scale and closely related to the existing dwelling. It would be well contained within the application site and, by virtue of its modest height, siting and relationship with neighbouring properties, therefore, will not result in any significant loss of light, overshadowing or harmful visual impact to adjacent occupiers.

At ground-floor level, sliding doors are proposed on the south-west elevation in place of an existing window (not referenced in the description of development, but likely to not require planning permission in any event), in addition, the extension would also incorporate an additional set of sliding doors on the south-west elevation, together with a window and door on the south-east elevation and a window on the north-east elevation. Owing to the established hedge boundaries and existing fencing enclosing the site, these openings will not provide harmful views into neighbouring dwellings or private amenity areas. The dormer windows in the roof are not to be enlarged and therefore no additional overlooking from them would result.

The proposal is not considered to have an overbearing impact on neighbouring occupiers. The scale and massing of the extension would remain proportionate to the existing dwelling and, when considered alongside the separation distances and existing boundary treatments, the development would preserve an acceptable level of residential amenity for adjoining properties.

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

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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Corsham Neighbourhood Plan, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

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

- 26-1082-100 Location Plan received 10 July 2026
- 26-1082-110 Existing & Proposed Block Plans received 10 July 2026
- 26-1082-150 Proposed Site Plan – Rev A received 10 July 2026
- 26-1082-200 Proposed Ground Floor Plan – Rev A received 10 July 2026
- 26-1082-210 Proposed Elevations – Rev A received 10 July 2026
- 26-1082-212 Existing & Proposed Roof Plans received 10 July 2026

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