

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03271
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 High Street, Colerne, Chippenham, SN14 8DB
DEVELOPMENT DESCRIPTION:	Enlargement of Existing Dormer width to allow effortless access into Bathroom
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for the enlargement of an existing rear dormer at 11 High Street, Colerne. The property is located centrally within the village of Colerne, on the High Street.

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

- Colerne Conservation Area
- Adjoining The Fox and Hounds Grade II Listed Building
- Cotswolds National Landscape (formerly AONB)

PLANNING HISTORY

Proposal / Summary
No relevant planning history

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The Colerne Neighbourhood Plan

- Policy BE1: Character and Design
- Policy BE2: Heritage

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: Support

Conservation Officer Given the minor scale of the proposed works and the position of the works being to the rear aspect, the proposal would have limited visual impact on either the wider conservation area or the setting and significance of the adjacent listed public house.

REPRESENTATIONS

No comments were 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.

Heritage, Design and Impact upon the character and context of the area

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings.

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.

Policy BE1 of The Colerne Neighbourhood Plan requires development to be of a high-quality design that respects local character, appearance, scale, materials and historic context, ensuring proposals are sympathetic to their surroundings.

Policy BE2 of The Colerne Neighbourhood Plan seeks to ensure development gives great weight to the conservation of designated heritage assets.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application building is situated within the Colerne Conservation Area and adjacent to a Grade II listed public house, The Fox and Hounds.

The application building is a mid-terraced property on the high street. At the rear, the building has a dormer extension with two windows. The proposal seeks to widen the existing dormer so that a larger space can be achieved within the upstairs bathroom. The flat roof would be extended and matching slate would be used in the dormer extension roof. The larger window would be obscure glazed.

Given the modest scale of the works and the location on the rear elevation, the proposal would result in very limited visual change to the building. It is considered that the proposal would preserve the character and appearance of the Conservation Area and the setting of the adjoining listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer. The Conservation Officer who advises the proposal would have limited visual impact on either the wider conservation area or the setting and significance of the adjacent listed public house.

Accordingly, the proposal preserves the character and appearance of the Conservation Area and preserves the setting of the adjoining listed building. The development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Policies BE1 and BE2 of The Colerne Neighbourhood Plan, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

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 National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

Loss of Light / Overshadowing

Given the modest scale of the enlargement to the existing dormer, the proposal would not result in any material loss of light or increased overshadowing to neighbouring properties.

Loss of Privacy

Whilst the proposal would result in a larger dormer window, this would serve a bathroom and would be obscure glazed which can be secured by condition. As such, no unacceptable overlooking or loss of privacy would arise.

Overbearing Impact

Owing to its limited scale and projection, the enlargement of the existing dormer would not appear unduly dominant or overbearing when viewed from neighbouring properties.

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

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The proposal relates to the increase of an existing dormer within a large village. By virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

Other matters

Given the limited scale and nature of the proposals within a settlement, no material impacts on biodiversity or protected species are anticipated.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, heritage impacts, and effect on the character and appearance of the area. The proposal would preserve the character and appearance of the Colerne Conservation Area and preserve the setting of the adjoining Grade II listed building, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, 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. 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:

Location Plan
Roof Plan
Proposed Plans 5188/1

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

3. Before the development hereby permitted is first brought into use, the replacement window in the dormer extension shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives:

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.