

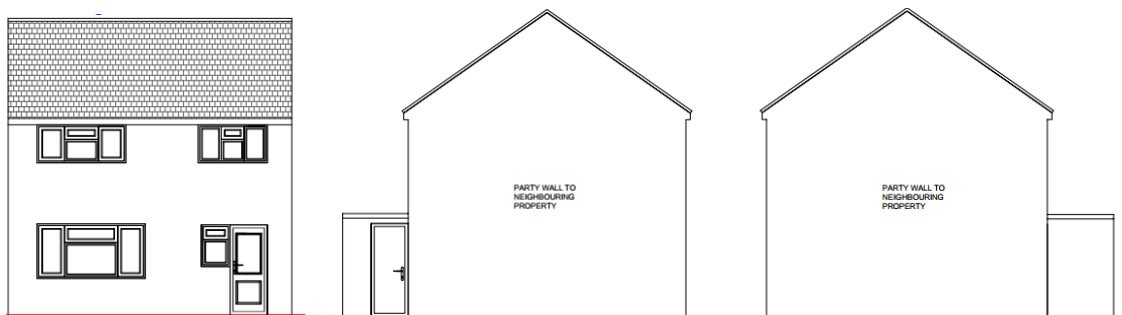
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04468
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	86 Pinewood Way, North Colerne, Chippenham, SN14 8QU
DEVELOPMENT DESCRIPTION:	Erection of a single storey extension on rear elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

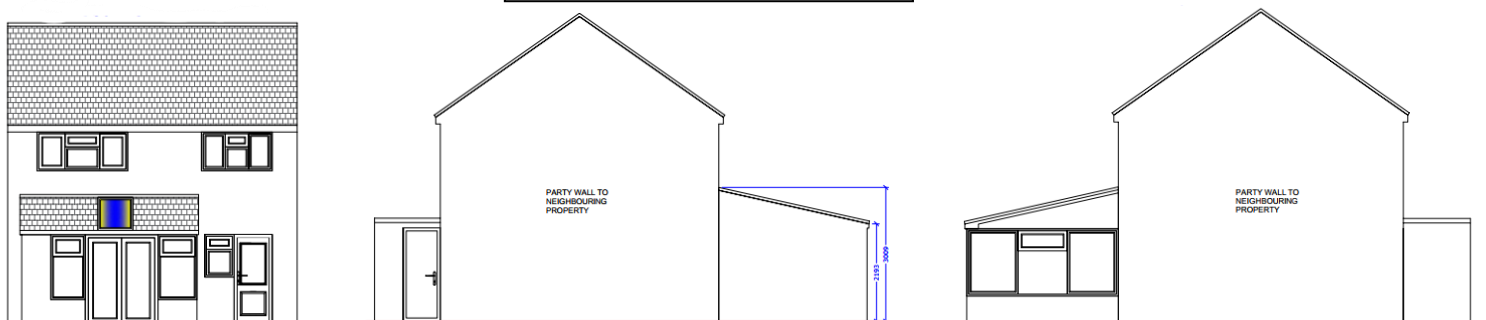
PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension. The application has been submitted using Householder application forms.

The extracts below demonstrate the existing appearance and layout of the property, together with the proposed appearance subject to this application:



Existing Rear and Side Elevations



Proposed Rear and Side Elevations

The proposed development would be a mono pitch sloping roof extension to the rear of the existing building, positioned to the left-hand side of the rear façade and would provide additional floorspace adjoining the rear lounge. The overall height of the extension would be lower than the existing first floor windows above.

The external walls of the extension are proposed to be finished in brickwork to match the main building, with a grey tiled roof with integrated roof light and white UPVC windows and doors. The proposed extension would include patio doors to the rear elevation with single casement windows either side, whilst one side elevation would feature casement windows along the entire side wall of the structure. The opposing side elevation is not proposed to include any fenestration.

SITE DESCRIPTION/CONTEXT

The property known as 86 Pinewood Way is a mid-terrace two-storey dwellinghouse located within an established residential area in the settlement of North Colerne, which is within the Cotswolds National Landscape. Colerne Airfield is also located to the south of the site, however is situated some considerable distance. The property is set back from the road with a modest front garden, and forms part of a linear group of residential dwellings of similar style, age and appearance. The property features a flat roof front porch to the principal elevation, whilst the building incorporates a pitched tiled roof and is constructed from brickwork to the external walls and UPVC fenestration, with the dwelling benefitting from a predominantly open frontage. The surrounding area is characterised by terraced and two storey dwellings of similar style and appearance, whilst Doncombe Scrubs (an area of woodland and scrubland) is located to the north and west of the wider residential development.



Existing Front and Rear Elevations

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

- Cotswold National Landscape
- Countryside Character Area – Cotswolds

- Historic Building Sites and Monuments Records – Colerne Airfield
- Areas Susceptible to Ground Water Flooding <25%
- Groundwater Emergence - Groundwater levels are at least 5m below the ground surface
- 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

Cotswolds National Landscape Management Plan 2025-2030:

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies
- Policy CE7: Historic Environment and Cultural Heritage

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

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

The National Planning Policy Framework (NPPF):

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy N2: Improving The Natural Environment
- Policy N4: Protected Landscapes
- Policy P3: Living Conditions and Pollution

The Planning Practice Guidance

CONSULTATION RESPONSES

Colerne Parish Council: No comments received

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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.

Design and Impact upon the upon the character and context of the area and Impact on the Cotswolds National Landscape

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area. The application site is located within the North Wessex Downs Area National Landscape, therefore the Planning Authority have a duty to have regard to the purposes of conserving and enhancing the natural beauty of National Landscapes.

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.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting. Lastly Policy CE7 states that development should be delivered in a way that is compatible with and seek to further the conservation and enhancement of heritage assets and their setting

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. 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. 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.

Whilst the application site has not been observed through a site visit to the property, sufficient photographs and information were provided during the course of the application to enable a thorough assessment of the proposal.

The proposed development is considered to represent a sympathetic and subservient addition to the main dwelling and is broadly considered to respond positively to the character and appearance of the street scene and wider area, enabling the property to continue to integrate within the immediate vicinity. The overall bulk and mass arising from the extension would not overwhelm or dominate the rear façade and would respect the height and positioning of the upper floor windows above without obscuring their outlook. Whilst a degree of rear amenity space will be compromised to facilitate the extension, it is not considered to result in a cramped or overdeveloped appearance when viewed from the rear. Furthermore, the utilisation of similar and sympathetic materials would enable the development to integrate with the existing material palette of the main building, as well as the wider terrace and established character and appearance of the surrounding area beyond.

Given the location of the site within the Cotswolds National Landscape, consideration is required as to the potential impacts that proposals may have on this designated area. The proposed development would not be visible from the principal elevation given its position to the rear, the overall restricted height and surrounding built form. Whilst additional fenestration is proposed, no external lighting forms part of the proposed scheme. As the extension will be used incidentally, it is not considered to result in unacceptable light spill or adverse impacts on the dark skies within this designated area. The application site is nestled within an existing residential area and whilst in proximity to the Doncombe Scrubs, is not positioned on the edge of the development to increase its prominence or visibility within this area, with the proposed development wholly contained within the residential curtilage. Whilst resulting in increased bulk and mass, it is considered that the proposed materials and fenestration would effectively integrate with the dwelling, its setting and the surrounding area without creating harm to the scenic quality or character afforded to this designated area.

Overall, it is considered that the proposed works would compliment and remain sympathetic to the main building and its plot, as well as the local vernacular wider surrounding area. The proposed works preserve the character and appearance of the main building and the wider vicinity, as well as the distinctive character of the Cotswolds National Landscape, and is therefore deemed to be acceptable and in accordance with WCS Core Policies 51 and 57, the Cotswolds National Landscape Management Plan 2025-2030, the Wiltshire Design Guide and the relevant provisions within the NPPF.

Residential 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 properties in close proximity to the application site are No's 84 Pinewood Way (to the east), No.88 (to the SW) and No.10 at the rear (to the SE).

The proposed extension would be built in proximity to the rear boundary fence with No.88 Pinewood Way and would be comparable in scale and mass to the rear extension which is already in situ on the rear façade of No.88. The overall height of the extension would remain single storey with a gentle sloping roof and would be marginally stepped in from the side boundary, therefore is not considered to result in dominating or imposing effects, or a sense of enclosure. Given the height and position of the boundary fence as well as the existing built form at No.88, only partial glimpses of the extension would be visible to the occupants. Additionally, no fenestration is proposed which would overlook the boundary with No.88 to result in increased overlooking or loss of privacy.

The extension is proposed on the opposing side of the rear façade in comparison with No.84, therefore enabling a degree of separation to the shared boundary with no resulting loss of light or sense of enclosure. Whilst additional fenestration is proposed to the side elevation, the proposed built form and arrangement of the extension would enable any additional overlooking to remain at ground-level as opposed to directly overlooking the boundary from a greater height. The existing boundary treatment between the properties would also help restrict any direct overlooking into habitable rooms within No.84.

Lastly, No.10 Pinewood Way is located to the rear of the application site. Both properties benefit from moderately sized rear gardens and whilst additional fenestration is proposed to the rear wall, the separation distances and boundary treatments are considered to mitigate against any unacceptable loss of privacy or overlooking.

Overall, it is considered that the proposed development would not result in unacceptable impact on residential amenity. The extension is not considered to result in loss of light, overshadowing or overbearing effects to neighbouring properties and therefore it is considered that the proposal accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Bat SAC Zones of 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.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

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, including the entire Corsham Neighbourhood Plan area. This Batscape Strategy sets out to influence and enhance the sustainable development of Box and Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

Although the application site is located within the Bat SAC Zone of Impact, the nature, scale, and location of the proposed works are not considered to give rise to any adverse effects on bats or their associated ecological networks. The development relates solely to a ground floor rear extension 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 parts of the building affected by the works, 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.

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 acceptable and would not result in unacceptable visual impact to the main dwelling, the surrounding area and wider locality. The proposed extension would remain sympathetic to the existing character and appearance of the existing dwelling and wider vicinity and would not result in an incongruous or overdeveloped appearance. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the Cotswolds National Landscape, whilst also not resulting in unacceptable impact to the residential amenity of surrounding properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Cotswolds National Landscape Management Plan 2025-2030, the relevant provisions within 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 received 16.07.26

Proposed Site Plan received 16.07.26

A002 – Proposed Floor Plan and Elevations received 16.07.26

Application Form

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

