

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02652
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	49 West Park Road, Corsham, SN13 9LW
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension and second storey extension over existing garage and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for a single storey rear extension and first floor side extension over an existing garage, as well as associated works at 49 West Park Road, Corsham.

The building is a two storey semi-detached dwelling finished in render, fair face block and cladding, set beneath a double roman concrete tile roof. The building has white upvc doors and windows. The proposed extensions are proposed to be finished in matching materials.

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

- Risk of flooding from surface water – 1 in 30, 1 in 100 and 1 in 1000 year extent constraints
- Bath & Bradford on Avon Bat Special Area of Conservation (SAC)

PLANNING HISTORY

Proposal / Summary
PL/2026/00384 - Proposed single storey rear extension and second storey extension over existing garage. – Withdrawn

The above application was withdrawn following concerns being raised about the scale and design of the proposed rear extension, which was considered excessive and overly dominant. There was no objection raised in respect of the first floor extension. The current application proposes a first floor extension the same as this previous application, but the proposed rear extension is across the width of the house, rather than a long projection into the garden. There were also some discrepancies with the red line, which has been amended.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 64: Demand Management

- Core Policy 67: Flood Risk

Corsham Neighbourhood Plan:

- Policy CNP ED1
- Policy CNP HE1

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

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

Corsham Batscape Strategy 2016-2026

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: Resolved: that no objection be raised. A concern about the vicinity of the proposed rear extension in relation to the piped culvert watercourse was raised.

Highway Engineer: No objection - The proposal will increase the property from a 3 to a 4 bed dwelling, although the supporting statement suggests it will be a 3 bed dwelling, the upstairs study could be used as a bedroom and therefore the application must be considered as a 4 bed. Therefore to meet Wiltshire's current parking standards 3 off street parking spaces are required.

The red line of this application has been amended from the previous application (PL/2026/00384) omitting the area of grass that had been included into the applicants driveway. The driveway, together with the garage is able to accommodate 3 vehicles to meet standards and is therefore acceptable.

Wessex Water: "I have reviewed the site with our buildover team and they have not had any formal correspondence with the developer regarding this site. They have reviewed the plans that you have sent and confirmed that it looks as though they do comply with the six criteria to self certify.

Please note that Wessex Water do not own the culverted watercourse so cannot comment on the suitability of building over this."

LLFA:

Revised comments 25/09/26: No objection

Initial comments provided on the understanding that the proposal involved building over the culvert, whereas later investigation established that the culvert lies outside of the proposed footprint. These comments are no longer relevant but included for completeness:

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The LLFA previously responded to an application on this site (PL/2026/00384) with “no comment”. The applicant withdrew this application and has submitted a new application. The new application indicates that the applicant is proposing a rear extension that involves building over an existing culverted watercourse. Although the applicant has liaised with Wessex Water regarding this build over, Wessex Water do not own the culverted watercourse and have stated that they cannot comment on the suitability of building over this.

From the LLFA’s perspective, Wiltshire Land Drainage byelaws would prohibit building over an existing culvert Land Drainage Byelaw unless consent is granted. The EA’s starting position (as outlined in EA’s Culverting Watercourses Internal Policy 169_19) is also that building over culverts should be objected to due to the future maintenance implications and it limiting the future deculverting of the watercourse.

The applicant has not provided details of how development will be managed to prevent damage to the existing culvert both during construction and as part of long-term deformation under loading. They have also not provided details of how the culvert could be accessed or maintained in the future, including in the instance of needing to fully replace a section of the culvert.

RECOMMENDATION

Object for the following reason(s):

- Wiltshire Land Drainage byelaws would prohibit building over an existing culvert Land Drainage Byelaw unless consent is granted.
- The EA’s starting position as outlined in EA’s Culverting Watercourses Internal Policy 169_19 is that building over culverts should be objected to due to the future maintenance implications and it limiting the future deculverting of the watercourse
- The applicant has not provided details of how development will be managed to prevent damage to the existing culvert both during construction and as part of long term deformation under loading.
- The applicant has not provided details of how the culvert could be accessed or maintained in the future, including in the instance of needing to fully replace a section of the culvert.

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.

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.

Policy HE1 of the CNP states that all new development must demonstrate good quality design. This means responding to and integrating with local surroundings. Policy ED1 of the CNP requires applicants to demonstrate how their proposals will be of high quality design.

Side extension

The proposal comprises a first floor extension above the existing garage, and this will extend to the rear of the garage to infill between the existing garage and utility room. The proposal will also replace the existing porch. The extension would be constructed with matching materials to the existing building. The ridgeline at the rear would match the existing, which is appropriate in this instance. There would be a front gable projection lower than the main ridgeline, and a sloping roof to the porch. The front door and garage door would be replaced.

The side extension would reflect the built environment within the local area, and constitute good quality design that reflects the existing building. The removal of the flat roof garage and porch and replacement with some varying roof profiles will improve the appearance of the front elevation.

Rear extension

There is an existing dining room that projects to the rear of the main dwelling. The proposed rear extensions would form a new L shape extension in place of this. It would cover the majority of the rear of the existing property aside from the current utility room. It would extend approximately 5.7m to the rear at its furthest point.

The design of this extension differs from the previously withdrawn application, which comprised a long extension into the rear garden. The revised proposals are more contained to the existing built development and considered appropriate and subservient to the host dwelling.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policies HE1 and ED1 of 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.

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 application building is a semi-detached dwelling set back from West Park Road. To the west are neighbouring dwellings positioned at an oblique angle to the application property, including No. 47 which is the closest neighbour.

The proposed two storey side extension would bring two-storey built form closer to No. 47, reducing the separation distance to approximately 8.5m at the nearest point. It is acknowledged that this would result in a more enclosed relationship than exists at present, and the proposed extension would be clearly visible from the neighbouring property. As such, the impact of this on residential amenity has been carefully considered.

The extension would be viewed in the context of the existing built form and the intervening single-storey garage situated between the properties. Whilst the proposal would result in an increased sense of enclosure by occupiers at No. 47, this would be towards the front of their property and at an oblique angle. This is considered to be a finely balanced matter, however it is not considered that the proposed relationship between the properties would result in a sense of enclosure to such a degree that would result in unacceptable overbearing impact. Furthermore, no objection has been received from neighbouring occupiers in respect of the current application, and the same side extension arrangement formed part of the recently withdrawn application ref: PL/2026/00384, where in March the neighbour at No.47 commented in support of the proposal.

In respect of privacy, no new windows are proposed in the side elevation. New windows are proposed only at the front and rear elevations. Accordingly, there would be no increase in overlooking and the proposal would not give rise to any unacceptable harm to privacy.

Given the siting, orientation and relationship with neighbouring properties, the proposal is not considered likely to result in a significant loss of light or harmful overshadowing.

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 Impact

Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The Highway Engineer has raised no objection to the proposal. Whilst the submitted plans refer to the dwelling as a three-bedroom property, the first floor study could reasonably be used as a fourth bedroom. As such, the proposal has been assessed as a four-bedroom dwelling for the purposes of parking provision.

The Highway Engineer has confirmed that the existing driveway and garage are capable of accommodating three vehicles and the proposal would therefore meet the Council's parking standards. Accordingly, appropriate parking is retained at the site and no highway safety concerns would arise as a result of the proposal.

The proposal is therefore considered to comply with Core Policy 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Drainage and Water Culvert

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 that flood risk is appropriately managed.

Wessex Water records identify a culverted watercourse and public sewer crossing the application site. Wessex Water has confirmed that it does not own the culverted watercourse and has raised no objection to the application. Whilst, the LLFA initially objected to the application, the comments were based on the understanding that the proposed rear extension would be constructed over the culverted watercourse.

During the course of the application the applicant has undertaken excavation works in the garden to establish the precise location of the water culvert and public sewer. The applicant has submitted photographs and revised plans to demonstrate the location on the ground. This has demonstrated that the culverted watercourse is located in a different position to that shown on the Wessex Water records, and it lies outside of the footprint of the proposed extension. Consequently, the proposal does not involve building over the culverted watercourse and the concerns raised by the LLFA in respect of maintenance and access are no longer applicable to the development proposed. The LLFA have confirmed no objection to the proposals after this clarification.

The public sewer crosses the site in the area of the proposed extension. However, the applicant has submitted details of the foundations and how these will be designed around the existing sewer route. Wessex Water had advised that the proposal appears capable of complying with its self-certification criteria for building near a public sewer.

Having regard to the revised information submitted during the application, it is not considered that the proposal would adversely impact the operation or maintenance of the culverted watercourse or public sewer. The proposal would not increase flood risk on site or elsewhere. Any separate consents that may be required under other legislation fall outside the scope of this planning assessment.

The application site is situated in Flood Zone 1, and is not identified as being at risk from ground water flooding. However, parts of the site are affected by areas of surface water flood risk.

A Householder Flood Risk Assessment was submitted in support of the application. The assessment proposes a range of mitigation measures including the floor levels within the proposed development to be no lower than existing levels, electrical sockets to be raised a minimum of 400mm above floor level, flood resilient finishes and materials and self-closing air bricks and non-return valves.

Having regard to the scale and nature of the current proposal, together with the submitted plans and flood risk assessment, and proposed mitigation, it is not considered that the development would materially increase flood risk on-site or elsewhere. The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy.

Biodiversity Net Gain and Ecology

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.

The site is located within a designated bat SAC in an area that is known to support bat populations. Regard has been had to the planning guidance and it is considered that the proposals would not be likely to impact any sensitive features such as roosts, foraging areas, or commuting corridors. The applicant has confirmed that the proposal will not impact on the roof structure or cause the loss of trees or hedges. Therefore whilst it is considered that an informative regarding ecology would be proportionate in this instance and it is not necessary to require any further information such as ecology surveys.

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, parking, flood risk, ecology or access to the underground culvert.

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

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:

Plans as received 24/09/26:
Block Plan LB/26/002B

Plans as received 02/09/26:
Proposed Ground Floor Plan/Drain Position Survey LB/26/017B

Plans as received 23/04/26:
Location Plan LB/26/001A
Proposed Elevations LB/26/008A
Street Scene LB/26/011A
Sections LB/26/009A
Proposed First Floor Plans LB/26/006A

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

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.

WP20 Wildlife Informative