

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

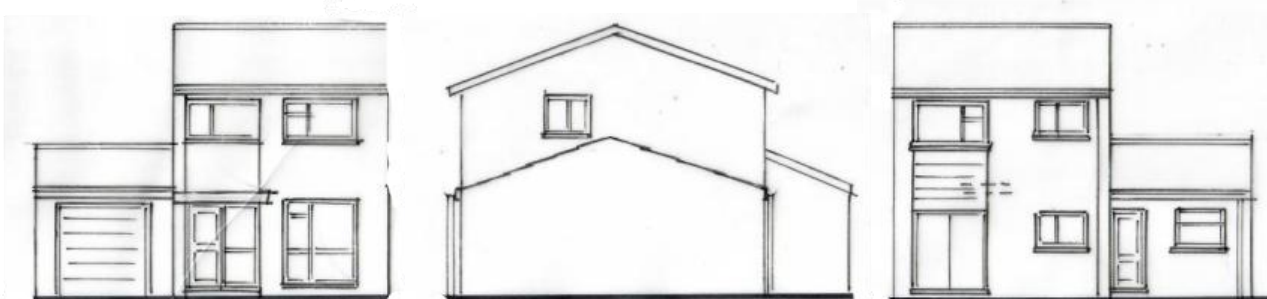
APPLICATION REFERENCE:	PL/2026/05137
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Forrester Green, Colerne, Chippenham, SN14 8EB
DEVELOPMENT DESCRIPTION:	Single Storey Side Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

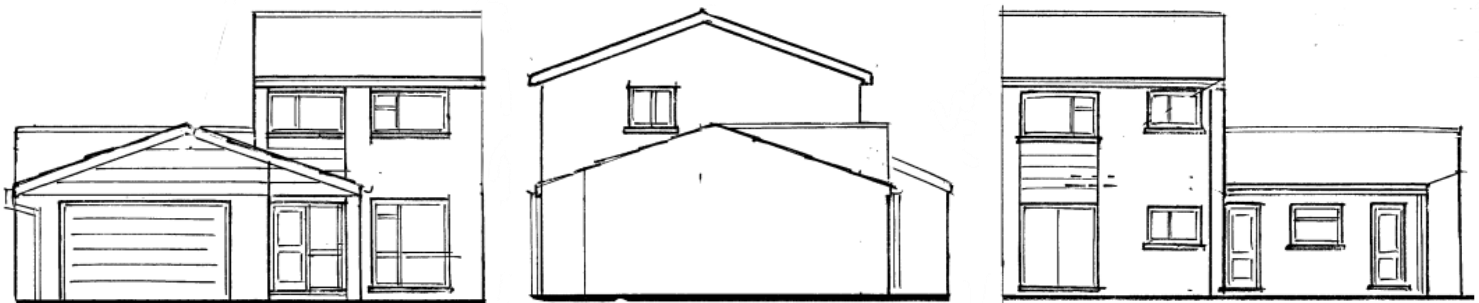
The proposal seeks planning permission for the erection of a single storey side extension. The application is submitted using Householder application forms.

During the course of the application, a proposed block plan was provided which was omitted when the application was originally submitted.

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



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed extension would be positioned to the side of the existing adjoining garage, and whilst not expressly detailed within the description of development would also marginally extend the front wall of the existing garage to project forward of its established position, with the roof extending over the existing property entrance to create a covered porch. The proposed extension would still enable the space to be utilised as a garage and would extend across to meet the existing and run parallel with the side fence, resulting in a wider frontage to the principal elevation. The depth of the extension would still align with the established rear wall of the garage and dwelling, thereby not extending into the rear amenity space. The built form of the extension would follow the irregular layout of the side boundary, resulting in the far corner being 'clipped' to fit within the boundary.

The proposed development would remain single storey, with the overall height broadly matching that of the existing garage, however would introduce a dual pitched roof which incorporates a front gable-style appearance to the principal elevation. The existing pitched roof to the garage would be extended whilst maintaining and respecting the existing pitch and ridgeline of the garage. The existing garage door would be enlarged, whilst the rear wall would incorporate an additional rear door.

In terms of materials, the development would utilise plain profile tiles to the roof to match the existing dwelling, whilst white PVC cladding would be introduced to the front gable section above the garage roof and porch. Composite stone block will be utilised for the side walls. No additional fenestration is proposed to the front, side or rear elevations.

SITE DESCRIPTION/CONTEXT

The site known as 18 Forrester Green is a semi-detached two storey dwellinghouse, situated within an established residential development in the village of Colerne. The property occupies a corner plot in front of a small green area serving the surrounding properties and as a result is in a relatively exposed position. The main building incorporates a single storey side garage with a relatively open frontage with off-road parking fronting the principal elevation. The main building incorporates a pitched roof to both the dwelling and garage, and is constructed from composite stone block with elements of PVC white cladding to the rear façade between a ground and first floor window. The surrounding area is characterised by similar style two storey semi-detached dwellings throughout the Forrester Green development, constructed from composite stone block, incorporating a variety of garage and porches to the front facades which contributed to the varied street scene visible today.



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

- Cotswolds National Landscape
- Countryside Character Area – Cotswolds
- Groundwater levels at least 5m below ground surface – flooding from groundwater not likely
- Bat SAC zones of impact
- Public Right of Way – COLE45

PLANNING HISTORY

Proposal / Summary
N/87/02110/FUL - 18 Forrester Green Colerne COLERNE - Full planning permission Decision - Approved Date: 14/10/1987 – GARAGE AND UTILITY ROOM EXTENSION

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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Colerne Neighbourhood Plan

- Policy BE1: Character and Design

Colerne Design Statement

Cotswolds National Landscape Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE5: Dark Skies

Wiltshire Design Guide (adopted April 2024)

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

The National Planning Policy Framework

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy N4: Protected Landscapes
- Policy P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

ISSUES

- Design and Impact upon the character and context of the area and landscape impact
- Residential Amenity
- Highways and Parking Impact
- Public Rights of Way
- Flood Risk and Drainage
- Bat SAC Zones of Impact

CONSULTATION RESPONSES

Colerne Parish Council: No comments received.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however no representations have been 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, appearance and impact on landscape

Wiltshire Core Strategy (WCS) Core Policy 57 seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. 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 AONB's should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy BE1 of the Colerne Neighbourhood Plan requires development proposals to be designed in a way which takes into account their surroundings in their built form, height, materials, historic character and boundary treatments. The Colerne Design Statement seeks to ensure that future change in the built environment respects the character of the relevant area while encouraging modern standards, sustainability and appropriate innovation. The Forrester Green development is specifically mentioned within the Colerne Design Statement, referred to as 'Area A9' on the village map and specifically says *"Forrester Green is a mid-1960s development, well laid out with cul-de-sac and open green spaces. The houses are a mix of two to five bedroom properties. Most are semi-detached with some bungalows and short terraces, all built in reconstituted limestone blocks with cladding tops or render. Some houses have attached garages and there are also garage areas, but many cars have to be parked on the street. Houses have small gardens to the rear with open plan front gardens originally, though some are now hedged or fenced. There are a number of valued green areas within the estate."* It goes on to say that all extensions within this vicinity should remain within the current roof lines and that garages should not come in front of the current building line of any property.

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 CE5 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.

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. 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.

The guidance found within the Colerne Design Statement is fully understood in relation to proposed extensions and alterations to properties within the Forrester Green residential development. Whilst it is fully understood that garage extensions are not considered acceptable which are forward of the current building line, the degree of additional projection resulting from this proposal is relatively minor and unassuming.

The extension to the footprint forward of the principal elevation is limited (as shown in the above plan extract) and is not considered to result in a demonstrable or materially harmful

increase in the prominence of the principal elevation and frontage. When viewed from within the context of the site and surrounding area, the proposed development is not considered to result in unacceptable visual harm. The development would introduce a marginally divergent front façade in comparison to both the existing built form and surrounding settlement pattern, however during a site visit to the property, it was observed that the surrounding area already displays a varied built form in relation to the front facades of the surrounding buildings, therefore it is not considered that the building would present more prominently than its existing form. The overall height of the extension would remain consistent with the ridgeline of the existing garage, whilst the proposed built form would not be considered to result in an overdeveloped or incongruous appearance.

Cumulatively, the proposed works would increase the built form to both the front and side elevations, however the degree of increase in footprint would not be considered to result in a cramped appearance. The incorporation of matching and sympathetic materials enables the proposed development to integrate with the character and appearance of the main dwelling, as well as the surrounding area - particular with the usage of PVC cladding to the front façade which is an overarching external finishing material evident throughout the Forrester Green residential development.

The property's location within the Cotswolds National Landscape affords further assessment in regards to the acceptability of the proposed works. The development would be wholly contained within the residential curtilage of the main dwelling, nestled within an established residential development. The dwelling is not located in an exposed or edge-of-settlement location, however is situated in a relatively exposed position within the settlement. Given its location with an established residential area, the proposed does not project into, nor adversely influence, views to or from the wider National Landscape. The development is not considered to result in unacceptable visual harm to the dwelling, its surroundings or the locality and no additional external lighting is proposed, thereby minimising any residual light spill resulting from the extension. Furthermore, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location, given the properties recessed positioned within the local vernacular.

Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policy BE1 of the Colerne Neighbourhood Plan, policies CE1, CE4 and CE5 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and relevant provisions within 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 property is semi-detached to 19 Forrester Green, with No's 15 and 16 Forrester Green located across the road to the east.

The extension is located on the eastern side of the main dwelling, therefore would be on the opposing side to the boundary with No.19. The section to the principal elevation being extended to provide a covered porch and additional footprint to the garage may be visible to the occupants of No.19, however the works would not diminish the existing separation distances between the properties, with the resulting addition in footprint only projecting from the front elevation marginally. The proposed extension would not result in an increase in height to the front extension to such a degree as to cause overshadowing or overbearing effects, and no additional fenestration is proposed which would overlook the boundary with No.19.

The proposed extension would be visible to the occupants of No.15 and 16. Whilst the garage extension would remain consistent with the existing ridge height of the existing garage, there would be a marginal increase in built form to the side of the garage roof to 'square off' the corner of the roof. Partial glimpses of the extension would be possible by virtue of the overall height exceeding the existing boundary fence, together with the built form being extended directly behind the side boundary fence. The intervening road between the application site and No's 15 and 16 acts as both a physical and visual buffer to the proposed works, thereby the existing separation distances would not be diminished. No additional fenestration is proposed to the side wall of the garage to lead to an increase in overlooking or loss of privacy, and the spatial distance is considered sufficient to mitigate against any overbearing effects resulting from the development.

Therefore overall, the proposed development is not considered to result in unacceptable impact on the residential amenity of neighbouring and surrounding occupiers and 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.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The proposed works would enable the footprint of the garage to be extended to meet the eastern boundary, with an enlarged garage door fitted to the front wall. No alterations are proposed to the existing access arrangements, and it is not proposed to introduce additional bedrooms which could lead to the requirement of increased parking provision.

The works are not considered to impact upon the current parking arrangements serving the property and will not lead to the loss of the garage, with space still available directly in front of the dwelling for vehicular parking, as observed during the site visit. Additionally, there is available parking provision directly fronting the green area within this section of Forrester Green, therefore the increase in footprint to the garage is not considered to have a detrimental impact on current parking arrangements. The submitted floor plan indicates that sufficient space is still available within the garage footprint to be utilised for vehicular parking, therefore it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Public Rights of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

Public Right of Way COLE45 is around the perimeter of the small grassed area directly fronting the application site.

The proposed works are all confined within the residential curtilage of the main building, however given the alterations to the principal elevation would be visible to users of the PRow. However, the works do not propose any alterations to the PRow which would obstruct, divert, or otherwise impede access along the route. The proposed works do not encroach upon the definitive line of the right of way and as such, the proposal is considered to have no adverse impact on the public right of way or its users. Therefore, it is considered that the proposed development will not result in unacceptable impacts to existing access arrangements and the highway, nor will the proposal affect or affect or impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

Drainage and flood risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The site lies within an area identified by the mapping system as having ground water levels at least 5m below the ground surface and therefore flooding from groundwater is not likely.

For clarity, the proposal comprises a domestic extension and alterations within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing when compared to the existing arrangement. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within 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 the extension of an existing domestic garage 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.

CONCLUSION

By reason of the proposed scale, bulk and mass, the proposed works are not considered to result in unacceptable visual impact to the main building and the surrounding area, or to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape. The development would remain proportionate to the existing built form and would not result in an incongruous or overdeveloped appearance, respecting the existing ridgeline of the property. The incorporation of matching construction and finishing materials enables the works to integrate successfully with both the main dwelling and the overarching character and appearance of the Forrester Green residential development. Furthermore, the proposed works are not considered to result in unacceptable impact on the residential amenity of neighbouring and surrounding occupiers, nor would they result in adverse impact on highway safety. Additionally, the works are not considered to result in impact to the adjacent PRoW, nor would they be considered likely to give rise to any significant effects on bats or the integrity of the Bat SAC zone of impact. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Cotswolds National Landscape Management Plan, the Colerne Neighbourhood Plan, the Wiltshire Design Guide and the relevant provisions within the National Planning Policy Framework.

As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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 14.08.26

Existing and Proposed Roof Plans received 14.08.26

5161-1 – Existing and Proposed Floor Plans, Proposed Elevations and Sections
received 14.08.26
Proposed Block Plan received 23.09.26

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