

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05058
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	81 Dicketts Road, Corsham, SN13 9JS
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

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

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



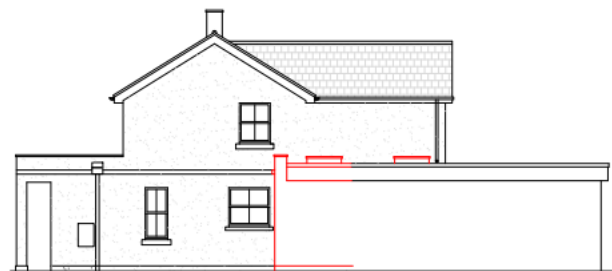
Existing Front (South) Elevation 1:100



Existing Side (East) Elevation 1:100



Proposed Front (South) Elevation 1:100



Proposed Side (East) Elevation 1:100

The proposed extension would be located to the right-hand side of the main building, to the east elevation, and would facilitate the creation of a ground floor study area. The extension would take the form of a single storey, flat roof addition which would join and be positioned directly in front of the existing side section to the dwelling which is recessed from the principal elevation. A marginal increase in height is proposed, however this is solely focused to the very front section of the front wall which will see the brickwork built up marginally to align with the existing front entrance, with the main part of the extension aligning with the remainder of the flat roof behind.

The extension would be finished in off-white render with bath stone coloured header and cills, a rubber membrane to the flat roof and the windows and doors finished in anthracite grey. The front wall would include a single casement window of similar proportions to the existing window in the side section of the dwelling, whilst a roof light is also proposed to light the study. A second roof light also shown on the proposed floor plans which would light the existing utility room directly behind the proposed study.

SITE DESCRIPTION/CONTEXT

The property known as 81 Dicketts Road is a detached dwelling located within an established residential area in Corsham. The property occupies a generous plot with a relatively open frontage behind an established front Ashlar stone boundary wall and has been subject to recent extensions and alterations granted under previous planning permission PL/2025/05631 which are currently either completed or nearing completion, most notably a front entrance porch and rear two storey extension. The external appearance of the property displays a pitched roof, with the front porch projecting forward of the principal elevation and featuring a flat roof, whilst the rear elevation displays two gables positioned equidistantly across the rear façade with an intervening flat roof between. The property has been finished in render with a profile concrete tiled roof and anthracite grey windows and doors. The surrounding area displays a variety of built form, with a mixture of semi-detached and detached dwellings incorporating render and stone with relatively open frontages.



(L-R) Existing Front and Rear of the Dwelling

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

- Bath and BOA Bat SAC
- Agricultural Land Classification - Urban
- Countryside Character Areas - Cotswolds
- Bath BoA Bat SAC GHS 4km Core Roost buffer - Box, The Grille

- Bath BoA Bat SAC GHS 4km SAC parcel buffer - Bath & Bradford on Avon Bats
- Groundwater levels are between 0.025m and 0.5m below the ground surface

PLANNING HISTORY

Proposal / Summary
N/95/02040/FUL - Full planning permission Decision - Approved Date: 20/11/1995 – CONSERVATORY CONSERVATORY
PL/2025/05631 - Householder planning permission Decision - Approve with Conditions Date: 6/8/2025 – Proposed Two Storey Rear Extension, Front Porch & Alterations, Including Rebuilding front Boundary Wall
PL/2026/03519 - 81 Dicketts Road, Corsham, SN13 9JS - Householder planning permission Decision - Refuse Date: 23/7/2026 – Proposed Single Storey Side & Rear Extensions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
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Corsham Neighbourhood Plan:

- Policy CNP ED1: Proposals should take into account the Corsham Design Guide
- Policy CNP E2: Achievement of sustainable development
- Policy CNP HE1: Good quality design

Corsham Design Guide

Corsham Batscape Strategy

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 P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Impact
- Bat SAC Zone of Impact

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments were received. 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 character and context of the area

WCS 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 CNP ED1 of the Corsham Neighbourhood Plan states that proposals for new development should take into account the Corsham Design Guide. Policy CNP E2 states that all new development should seek to contribute to the achievement of sustainable development, whilst policy CNP HE1 states that all new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design, which means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

The Corsham Design Guide gives guidance for buildings and building details, specifically to retain the existing character of historic buildings and features, building heights of 2 or 2 ½

storey are favoured, materials that are in-keeping with the area (including local limestone and rubblestone, and dark grey, brown or red stone roofing materials) and windows and door designs of similar proportions to existing. 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.

No site visit was conducted to the application site, given the recency of the site visit undertaken when determining the proposal assessed under PL/2026/03159. Collectively, the previous site photos alongside the submitted plans have enabled a thorough assessment of the proposed development.

Given the extent of the recent extensions and alterations implemented pursuant to planning permission ref. PL/2025/05631, it is acknowledged that the proposed development would further increase the footprint of the dwelling. However, the extension would remain single storey in scale and would result in only a modest increase in footprint relative to the existing built form.

The proposed addition would remain recessed from the principal elevation and incorporate a flat roof design, thereby maintaining a clear degree of subservience to the host dwelling. Furthermore, its footprint would align with the existing utility room positioned directly to the rear, with the flat roof representing a continuation of the established form and roofscape. The very front section of the extension would result in a marginally raised section to the front wall, however this is to primarily align with height of the adjacent front entrance. The proposed window to the front wall would be of similar proportion and positioning to that which already exists within this section of the building, with the roof lights relatively concealed from view given their restricted height above the flat roof.

Overall, it is considered that by reason of the scale, bulk and mass, the proposed works would not result in an overdeveloped or incongruous appearance when viewed in the context of the existing building. The increase in footprint would be considered proportionate to the existing built form, whilst the incorporation of matching finishing materials enables the works to be sympathetic to and integrate successfully with the existing character and appearance of the existing building, as well as the local vernacular and street scene. Therefore, the proposed works are considered to comply with Core Policy 57 of the Wiltshire Core Strategy, policies ED1, E2 and HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and the relevant provisions of the National Planning Policy Framework.

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 proximity to the application site are 79 Dicketts Road (to the west), and 25 and 27 Prospect to the north. Nos 64 and 66 Dicketts Road are located opposite the application site.

The proposed works are located to the eastern elevation of the main dwelling and would remain recessed from the principal elevation. Given the extent and positioning of the existing built form, the extension would remain concealed from view to the occupants of No.79. Similarly, the built form and positioning of the existing utility room to the rear of the main building would conceal vantage points of the extension when viewed from the rear of No.25 Prospect.

The extension may be visible to the occupants of No.25 Prospect, given the shared boundary to the east. Whilst the extension is proposed hard-up to the boundary with No.25, the extension would align with the existing height, built form and positioning of the existing side element to the east elevation. As the extension does not include an overall increase in height, it would not be considered to result in overbearing effects or overshadowing. Established and mature planting is in situ within the boundary of No.25 which would help screen vantage points to the proposed extension, whilst no fenestration is proposed to the side elevation which would overlook the boundary with No.25.

The extension may be visible to the occupants of No's 64 and 66 Dicketts Road given its position adjacent to the principal elevation and the relatively open frontage to the application site. However, the intervening road between the application site and No's 64 and 66 would enable both a physical and visual buffer to the proposed works. Whilst the extension would incorporate a ground floor window to the front wall, this is in broadly in the same location and of the same proportion to a window already in situ within this section of the building, thereby it is not considered to result in a demonstrable increase in overlooking in comparison to the existing arrangement.

Overall, it is considered that the proposed works would not result in an increase in overlooking, loss of privacy, overbearing effects or overshadowing. The proposal is not considered to result in unacceptable impact on the residential amenity of adjacent and surrounding occupiers and therefore the development 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 Zone of Impact

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. The Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire provides guidance on planning decisions, including householder development.

At section 7 of the guidance is a summary of the process. The site falls within a Core Area of the SAC, namely the zone of impact, and the proposal by virtue of being development impacting the roof of the building may be considered to potentially impact upon a Sensitive Feature as defined by section 3.1 and 4.1 of the guidance i.e. potential roost in the building.

The development relates to a ground floor extension to the side of the property, but 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 existing dwelling, 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 development is considered acceptable and would not result in unacceptable visual impact. The proposed extension would enable a proportionate and sympathetic addition to the main dwelling, remaining subservient to the existing built form. The incorporation of matching construction and finishing materials enables the development to successfully integrate with the existing character and appearance of the dwelling, as well as the surrounding area and local vernacular. Additionally, the proposed works are not considered to result in unacceptable impact on the residential amenity to the adjacent and surrounding occupiers, whilst also not considered likely to give rise to any significant effects on bats or the integrity of the bat SAC.

The proposal is therefore considered to comply with WCS Core Policies CP11, CP50 and CP57, policies CNP ED1, E2 and HE1 of the Corsham Neighbourhood Plan, the Corsham and

Wiltshire Design Guides, the Corsham Batscape Strategy and the relevant provisions within the NPPF.

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:

AH2025/43 Sheet 1 of 2 – Location Plan, Block Plan, Existing and Proposed Elevations received 11.08.26

AH2025/43 2 of 2 – Existing and Proposed Floor Plans received 11.08.26

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