

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05112
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Hillcrest, Colerne, Chippenham, SN14 8DP
DEVELOPMENT DESCRIPTION:	Ground Floor Front Extension, Double Storey and Single Storey Rear Extensions
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a number of elements, the first being a ground floor front extension. This element will see the construction of a new full width lean to single pitch extension with a depth of approximately 2.4m, to be finished in yellow felton brick and brown clay roof tile to match the existing finishes. The second element will see a combination of single and double storey rear extensions. The rear single storey element will have a flat roof and a depth of approximately 3.6m and the double storey element will have a pitched roof and Juliette balcony to the rear. The proposed rear elements effectively read as being staggered when viewed from the boundary line.

SITE DESCRIPTION/CONTEXT

This application site in this instance is part of a mid 20th century style of development with a consistent and strong architectural vernacular. The application property is part of a semi-detached pair of properties.

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

- Cotswold National Landscape
- Bath and Bradford on Avon Bats Buffer Zone

PLANNING HISTORY

Proposal / Summary
N/03/00717/FUL - 4 Hillcrest, Colerne, Chippenham, Wiltshire, SN14 8BP - Full planning permission Decision - Approve with Conditions Date: 6/5/2003 – FIRST FLOOR EXTENSION
N/92/00733/FUL - 4 Hillcrest, Colerne, Chippenham, Wiltshire, SN14 8BP - Full planning permission Decision - Approved Date: 2/6/1992 – SUNLOUNGE AND UTILITY EXTENSION 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

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

Colerne Neighbourhood Plan- Policy BE1 Design

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: No comment received

REPRESENTATIONS

One representation received of mixed views. Summarised below and available in full on the application's webpage.

- *States that the existing extension is already a prominent feature when viewed from No 5 patio, although its staggered design helps reduce its visual impact.*
- *Concerned that the proposed two-storey infill extension and extended roofline will reduce the amount of visible sky and may result in some loss of light to neighbouring lounge.*
- *Explains that the property already experiences low light levels, particularly later in the day, due to its orientation. Concerned that the new roofline could further block lower autumn and winter sun from the south-west.*
- *Requests additional details regarding the proposed timber cladding, indicating that would support it if a light-coloured timber is used and allowed to weather naturally, as this could improve the appearance of the existing white render.*
- *Whilst not objecting to the proposal directly, concerns are raised regarding the potential loss of outlook and daylight resulting from the proposed two-storey extension and roof extension, particularly given existing low light levels within the property. Further information is requested regarding the appearance of the proposed timber cladding*

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, the made Colerne Neighbourhood Plan.

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 Cotswolds National Landscape Management Plan seeks to conserve and enhance the special qualities of the designation, including areas of dark skies, and to oppose isolated residential development and the proliferation of suburban building styles and materials in the countryside. Policy CE6 specifically seeks to avoid and minimise light pollution and to resist development that would incrementally erode the rural character and dark night skies of the National Landscape.

The proposal in this instance is wholly within the settlement of Thickwood, as such the proposal in this case is contextualised by the wider area of built form. The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds 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.

Design and Impact 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.

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 application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The proposal in this instance is made up of two main elements of development, the first to the front and the second to the rear (made up of a flat roof single storey element with a two storey pitched element). Taking the elements individually the proposed front element while noticeable element is subordinate to the principal elevation and does not suggest that the host dwelling or wider area is being overdeveloped. Furthermore, the proposal remains a subordinate and acceptable element to the wider street scene.

The rear elements are significantly larger than that to the front. The flat roof single storey element will effectively see the infilling of the space left by the two storey element and the boundary. Due to its location in close proximity to the boundary and considering the neighbour representation it is considered that the proposal in this instance is an acceptable built form and does not suggest this area is being overdeveloped and the proposal is acceptable in terms of scale.

The two storey element will see the projection of a pitched gable element towards of the site. While again a noticeable element, the proposal in this case is typical of this form of residential development. When viewed in the totality of the site and wider area it is not considered that the proposal is acceptable in terms of scale.

The design of the proposal in its totality is considered to be an acceptable and typical form of development. The proposed appearance and material palette are again both sympathetic to the main dwelling and surrounding area. The point in the representation raised in connection to the colour of the timber cladding is again noted.

In this instance it is considered that the proposed timber cladding is of an appropriate finish and while somewhat divergent, in this instance it allows for a clear distinction between the phasing of the property and allows for an understanding of the property's development.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy BE1 of the Colerne Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and 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

Taking the main elements (front and rear development) independently. The proposed front extension will see an increase in the bulk and massing of the property to the front. Given the close proximity to the neighbouring property (No 5) it is considered that due to the orientation and pitched roof design, the front element would not result in an unacceptable level of overshadowing or loss of light for the neighbouring property.

Considering the rear element, it is again noted that this is made of two forms, the first being the single storey flat roof, the second being two storey pitched roof. The single storey flat roof is closest to the boundary with the neighbouring property (No 5). Due to the flat roof and height of approximately 2.9m it is not considered that this element would result in an unacceptable level of overshadowing or loss of light for the neighbouring property.

The two storey element is larger than the first rear element discussed above. It is also noted that this element is stepped away from the boundary and neighbouring property by the proposed rear element. The comments raised in the representation are noted, in this instance it is considered that the proposed two storey element is a sufficient distance (approximately 2.5m) from the boundary. As such it is considered that the proposal would not result in an unacceptable level of overshadowing or loss of light.

Loss of Privacy

Due to the location, height and built form it is not considered that the single storey elements to the front and rear would result in an unacceptable level of loss of privacy for either current or future occupiers of either No 4 or No 5.

The proposed two storey element will incorporate a Juliette balcony and additional windows at first floor. The proposed windows would result in the existing rear windows being moved forward into the plot. As such it is not considered that the proposed level of overlooking would be unacceptable.

The Juliette balcony would have the potential for lingering views, due to the nature of this element. However, in this instance it is noted that the location and relationship would be broadly comparable to that typically found in a residential area. It is also noted that the Juliette balcony could also be installed without separate planning permission, being covered by permitted development.

Overbearing Impact

The two single storey elements are arranged in such a manner as to read as a suitable form of development, and due to the single storey nature it is not considered that the proposal would not have an unacceptable amenity impact in terms of overbearing impact.

The two storey elements will as stated be a more noticeable addition. The comment regarding the potential impacts on light levels for No 5 and potential impacts on the patio light levels are noted. However, due to the relevant distances between the proposed two storey element and the neighbouring property it is not considered that the proposal would result in a level of overbearing impact which would be unacceptable.

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

Ecology 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.

It is noted that the application site is wholly within the Bath and Bradford on Avon Bats Buffer Zone. In this instance it is not considered that additional supporting Ecological information would be required as the site appears to be a well maintained dwelling and is in current use.

As such the potential for its use as a bat roost is low. An informative will be attached to any subsequent application reminding the applicant of the legally required steps to follow should bats or other protected species be found.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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, character and appearance, 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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations 5146-1 Existing Elevations

Location Plan 5146-1 location plan

Proposed Block Plan 5146-1 Proposed Block Plan.

Existing and Proposed Roof Plans 5146-1 Roof Plans

Proposed Elevations, Floor Plans and Sections 5146-1 4

Location Plan

Existing Block Plan 5146-1 Existing Block Plan

(Received by LPA 13th August 2026)

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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.