

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04773
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Atworth Lane, Neston, Corsham, SN13 9TH
DEVELOPMENT DESCRIPTION:	Single storey side extension to main house with internal alterations, extension to garage and associated external works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey extension to the south-west (side) elevation of the existing dwelling, together with an extension to the existing garage and associated external works, such as enlargement of the driveway.

The proposed single-storey extension would involve the removal of the existing lean-to conservatory. The extension would be finished with render to match the existing dwelling and would be constructed beneath a pitched tiled roof to match the existing roof pitch and covering of interlocking clay tiles. Velux rooflights are proposed within both the north-west and south-east roof slopes. Fenestration would comprise a window on the front elevation to match the existing dwelling and bi-fold doors on the rear elevation. The extension would provide an enlarged open-plan kitchen and dining area and would increase the dwelling's accommodation from three bedrooms to four bedrooms.

The proposal also includes the replacement of existing windows and doors with uPVC alternatives, the replacement of an existing rear window with French doors, and the redecoration of the existing rendered elevations to provide a consistent appearance across the property.

The existing garage would be extended and remodelled with a new pitched roof proportionate to the enlarged structure. The existing garage door would be replaced with a wider roller shutter door, with the addition of a window to the rear. Materials would comprise concrete roof tiles to match the existing dwelling, with uPVC rainwater goods.

The existing wall located between the dwelling and garage would be retained and repurposed to form a boundary wall separating the driveway from the front garden.

Revised plans were submitted during the course of the application and were subject to re-consultation. The previous scheme incorporated a flat-roof design which was not considered to relate satisfactorily to the character and appearance of the existing dwelling and would have appeared incongruous within the street scene. The revised design incorporates a pitched roof form that better reflects the host dwelling and results in a more cohesive and sympathetic addition.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached rendered bungalow with a tiled pitched roof, located on a rural-residential lane. To the side of the dwelling is a stone wall situated between the bungalow and the garage, extending to just below the eaves and incorporating a gated access to the rear garden.

The front garden is enclosed by a stone wall approximately 1 metre in height. To the front of the garage is a parking area with capacity for a single vehicle. The dwelling also benefits from solar panels on the rear roof slope and the rear garden is enclosed by a mature hedgerow, beyond which lie open fields.

The application site falls within the Core Area of the Bath Special Area of Conservation (SAC).

PLANNING HISTORY

There is no planning history relating to the 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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Corsham Design Guide:

- Section 3.2: Design Principles for Corsham Neighbourhood Plan Area
- Section 3.3.21: Character Area 21 - Neston

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

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

The National Planning Policy Framework (NPPF)

- Section 12: Making efficient use of land
- Section 14: Achieving well designed places

The Planning Practice Guidance

CONSULTATION RESPONSES

Corsham Town Council: No objection, but make the following comment:

08/10/2026: That no objection be raised. The Town Council was concerned about the proximity of the proposed extended garage to the curtilage boundary.

Council's Highways Officer: No objection

31/08/2026: The proposal appears to utilise the same access arrangements and is still able to provide the correct number of parking spaces per bedroom numbers. As such I am minded to offer no highway objection.

06/10/2026: I have no further highway comments to make.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter. No representations have been made.

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

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 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 proposed extensions have been designed to respond positively to the character and appearance of the host dwelling. Whilst an increase in scale, the development would appear

as a cohesive and sympathetic addition, reflecting the form, proportions and materials of the existing property. The proposed extension and garage enlargement would be finished in render to match the existing dwelling, with all existing rendered elevations redecorated to provide a consistent and unified appearance. Roof coverings would comprise concrete roof tiles to match the existing dwelling, additionally, the replacement windows and doors would ensure a uniform and coordinated approach to the fenestration throughout the property.

The proposal would also deliver improved living accommodation through the provision of a larger open-plan kitchen and dining area together with an additional bedroom, enhancing the functionality of the dwelling for modern family living.

In addition, the existing stone garden wall would be retained and repurposed to create a boundary wall between the driveway and front garden, thereby preserving an existing site feature and contributing positively to the overall design of the scheme.

The pitched roof form reflects the character of the existing dwelling and is considered to represent an improvement over the previously submitted flat-roof design. Consequently, the extensions would integrate successfully with the host dwelling and would read as a natural continuation of the existing built form rather than an incongruous addition. Overall, the proposal is considered to preserve the character and appearance of the dwelling and would not result in harm to the surrounding street scene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, 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 L2(1)(ii) of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. 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.

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 proposed extension is single-storey in scale and would be sited on the south-west side of the application property, where there are no neighbouring residential dwellings. Owing to its siting, scale and separation from neighbouring properties. Accordingly, the proposal is not considered to give rise to any unacceptable loss of light, outlook, or overbearing impacts.

In terms of residential privacy, no adverse impacts are anticipated. The rear of the site adjoins open fields and is bounded by an established hedge. No new openings are proposed facing towards No. 24 Brockleaze, and the proposed front elevation window would not overlook any neighbouring dwelling or private amenity space.

A comment was received from the Town Council raising concerns regarding the proximity of the proposed garage to the curtilage boundary. The boundary is screened by a mature and well-established hedge which will be retained, and the garage would not be located in close proximity to any neighbouring dwelling. Given the existing boundary treatment and the lack of any resulting harm to the amenity of neighbouring occupiers, the proposed siting of the garage is considered acceptable.

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 Impact

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 proposal would increase the level of on-site parking provision through the enlargement of the front driveway and the extension of the existing garage to create a full double garage. As a result, the development would accord with the Council's parking standards by providing more than three parking spaces to serve the proposed four-bedroom dwelling. The existing vehicular access would remain unaltered, and no objection has been raised by the Council's Highways Officer.

The proposed development would not result in any adverse impact on highway safety. Adequate parking is provided reflective of the existing arrangements but enhanced so as to mitigate the additional accommodation proposed. There is no highway officer objection, and the proposed access and parking 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.

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.

The site lies within the Core Area of the Bath Special Area of Conservation (SAC). However, having regard to the limited scale and nature of the proposed development, no direct impacts on the designated habitats or ecological features of the SAC are anticipated. The scale and nature of the development is such that no harm to biodiversity is likely.

The application site is not subject to any further statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

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.

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.

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:

- Design and Access Statement 26-1125-DAS-A received 18 September 2026

- Proposed Site Plan 26-1125-200-A received 18 September 2026
- Proposed Plans 26-1125-201-A received 18 September 2026
- Proposed NW and SE Elevations 26-1125-202-A received 18 September 2026
- Proposed SW and NE Elevations 26-1125-203-A received 18 September 2026

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

Informative about protected species.