Wiltshire Council

The Town and Country Planning Act 1990

Approval of non-material change to a planning permission

Application Reference Number: PL/2023/06679

Decision Date: 16 October 2023

Applicant:	David Wilson Homes
Particulars of Development:	Non Material Amendment to PL/2021/08242 - The addition of a single ground floor window to plots 69, 70 and 141
At:	Land North of Hill Corner, Land Parcels B3 & B5, Chippenham, SN15 1DX

With reference to the above non-material amendment application made under s96 to the Town and Country planning Act 1990 (as amended), the following can now be confirmed in respect of each of the two sets of amendments sought:

Introduction of ground floor w/c windows to plots 69 and 70

The new w/c windows (shown on submitted plan P18-0092_02-322S rev.1) are positioned at ground floor and for that reason would presumably be fitted with obscure glazing. Given the nature of the windows and their positioning to the side elevation alongside a driveway, it is not considered that they would introduce unacceptable overlooking or loss of privacy to the occupiers of the nearest neighbouring plots.

The amendment is considered to constitute a non-material amendment in the context of the wider reserved matters consent and, in light of the above, the amendment itself is considered to be acceptable and is therefore approved.

Introduction of new first floor w/c window to plot 141

It is perhaps possible that reference made to the ground floor of plot 141 within the submitted covering letter is incorrect, since the submitted drawing (reference: P18-0092_02-0382R rev.A) clearly demonstrates that the new window is to be positioned at first floor level of the side elevation.

Assuming the drawing and not the cover letter is correct, there is positional for the new window to cause unacceptable overlooking into the rear garden to plot 108, across the roof of the intervening detached garage. That overlooking could perhaps be mitigated through the use of obscure glazing, but it is not specified on the submitted drawing.

Should the matter of the whether the new window to plot 141 would be inserted into the ground or first floor and the nature of the glazing be clarified, the Council would be content to again consider whether approval should be given for such an amendment under s96 to the 1990 Act. Unfortunately, until such time as those clarifications have been provided, the amendment to plot 141 cannot be agreed.

This letter acts as official confirmation and it is therefore suggested that you attach it to the PL/2021/08242 Decision Notice already in your possession.

Please note that this decision relates solely to the amendments specifically described above. No agreement is given or implied as being supported to any other change, regardless of whether or not it is shown on the Non-Material Amendment drawings.

Parvis Khansari - **Corporate Director, Place**