

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08801
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	26 Avon Mead, Chippenham, SN15 3PP
DEVELOPMENT DESCRIPTION:	Proposed Rear Extensions & Alterations Raising Ridge To Form Attic Accommodation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to build a single storey extension on the rear elevation of the bungalow, to raise the ridge height of the roof by about a metre and to install a dormer window (c.7.4m wide) on the rear elevation.

The existing footprint of the bungalow is c8.7m wide x 11.7m deep. The proposed footprint would be c.8.7m x 14.05m. As a result of the proposals, two bedrooms would be created at first floor level, with a third bedroom at ground floor.

Existing bedroom two (ground floor) would become a study, and a larger lounge and kitchen diner would be provided at ground floor at the rear of the dwelling. Existing and proposed ground floor plans are indicated below:



Above: Existing Ground Floor

Above: Proposed Ground Floor



Above: Proposed First Floor Plan

Proposed materials are reconstituted stone walls (to match the existing Bradstone pitched face reconstituted stone), under a Redland profile concrete tile roof – again to match the existing. Windows and doors would be white upvc to match the existing.

The following representative images have been submitted (along with the required scaled elevations and plans).



SITE DESCRIPTION/CONTEXT

The site is a detached two-bedroom bungalow located on the south side of Avon Mead, east of Chippenham town centre – indicated with a red pin on the plan below:



The following Google Street View image shows the front elevation of the dwelling:



The application site is not subject to any historic, landscape or ecological planning policy constraints, and there are no listed buildings in the vicinity. The site is in flood zone 1, with no particular risk of surface water flooding identified.

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Chippenham Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council - No Objection/Mixed

“There is no objection in principle to including accommodation within the roofspace of this dwelling. However, the proposed raising off the roof by 1.1m and the amount of new floorspace to be accommodated, raises some concerns in respect of the potential for loss of light/outlook to neighbouring occupiers (it is requested that the Case Officer assess this impact on visiting the site) and the bulk of the proposed rear dormer. The proposed CGI (assuming it is accurate) is a useful aid to understanding the relationship of the proposed taller building to its neighbours, but it would also be useful to have some scaled streetscene plans to understand this relationship better, given there is a consistent roof ridge line on this side of Avonmead.”

Highways – No objection:

“I refer to the above consultation for planning advice dated 05/11/2025 with regard to permission for proposed rear extensions and alterations raising ridge to form attic accommodation.

The site has existing access from Avonmead, an unclassified section of public highway subject to a speed limit of 30mph. It is proposed to widen the existing dropped kerb access, this will require a licence/permit in order to carry out works within the public highway.

The proposals would raise the bedroom accommodation on site to a 3-bed property, the vehicle parking provision would remain unaltered as a result of development. This would be acceptable and the rise in bedroom accommodation would not be deemed a significant traffic generator.

It is therefore considered that no objection be raised subject to the following informative:

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire’s Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.”

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments had been received at the time of writing.

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.

The rear dormer and single-storey extension would not be prominently visible from public areas. With regard to the increased ridge height, a site visit to Avon Mead noted that there are two-storey dwellings at the northeast end of the close, and variations exist in both roof types and materials along the whole row of bungalows. The application site sits in a group of 4 bungalows of the same design, but they are not all identical with one clearly having a different roof tile colour. Furthermore, opposite the site a pair of semi-detached bungalows have incorporated revisions including the insertion of roof lights. On this basis, it is considered that the proposed increase in roof height is modest in the context of the surrounding built form and would not result in any demonstrable harm given the evolving and varied street scene.

In response to Chippenham Town Council's request for a scaled street scene to assess the impact of the taller building, the applicant has confirmed that the CGI models have been produced from accurately scaled 3D architectural models, plotted over Ordnance Survey mapping, and rendered using AI-assisted software to produce realistic 'as-built' images. The CGI models are considered sufficient to illustrate the relationship of the proposal to neighbouring properties, and it is not considered that a traditional flat 2D street scene is necessary to assess design and visual impact in this instance. The proposals are considered to represent a subtle and gentle densification within the street scene.

Overall, the design, scale, and use of matching materials are considered appropriate and in keeping with the local context, and the proposal is not considered to have an adverse impact on the character or appearance of the surrounding area. It therefore complies with the design principles set out in the development plan and the associated design guidance within the Chippenham Neighbourhood Plan and the Appendix D of the Wiltshire Design Guide.

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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, with the concerns raised by the Chippenham Town Council in mind.

A site visit was carried out at No. 26 Avon Mead, including access to the rear garden, which confirmed that there is already a degree of mutual overlooking between the surrounding dwellings. The separation distance to the dwelling to the rear on Sadlers Mead exceeds 25 metres. While there is no specific policy setting minimum distances to mitigate overlooking, appeal decisions generally indicate that a separation of around 22 metres is sufficient to address such concerns. Some limited additional overlooking into neighbouring gardens may occur; however, existing low boundary treatments and the already mutual nature of garden overlooking mean that any increase is unlikely to cause demonstrable harm.

The rear extension would be single-storey, projecting approximately 2 metres, and the rear elevations generally face south. Consequently, there is no significant concern regarding overshadowing or loss of daylight/sunlight.

The proposal also includes an increase in the ridge height of the bungalow of approximately 1 metre. The building would remain modest in scale and retain a single-storey character with a pitched roof. Considering the separation distances and the side-to-side relationship with neighbouring properties, the increase in height would not result in an overbearing or visually dominant impact, nor would it cause an unacceptable loss of outlook or amenity.

Furthermore, no objections have been received from neighbouring occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

As noted by the highways officer, the site has existing access from Avon Mead, an unclassified section of public highway subject to a speed limit of 30mph. It is proposed to widen the existing dropped kerb access. The proposals would raise the bedroom accommodation on site to a 3-bed property, the vehicle parking provision would remain unaltered as a result of development. This would be acceptable and the rise in bedroom accommodation would not be deemed a significant traffic generator.

Subject to an informative about the vehicle crossing, 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.

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 development is considered acceptable in terms of its design, scale, and impact on the character of the area. The rear dormer and extension would not be visible from public areas, and the modest increase in ridge height is compatible with the varied roof types and scales within the immediate vicinity.

In terms of residential amenity, the proposed extension, dormer, and modest increase in ridge height would not result in significant overlooking, overshadowing, or overbearing impacts. The separation to neighbouring properties, together with the existing pattern of mutual overlooking and low boundary treatments, ensures that the development would not have an unacceptable impact on the amenity of adjoining occupiers. No objections have been received from neighbouring residents.

The proposal would not result in adverse highways impacts, with sufficient access, parking, and turning provision retained. The increase to a three-bedroom dwelling is not considered to generate additional traffic that would be detrimental to highway safety.

Overall, the proposed development accords with the relevant provisions of the Development Plan, including CP57 (design and residential amenity), CP61 (access), and CP64 (parking), and is consistent with the guidance in the NPPF and Wiltshire Design Guide. On balance, the application is recommended for approval.

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:

Location plan and block plan 428/ RJM / 2025/ 1 received 5 November 2025

Proposed plans and elevations 428/ RJM / 2025/ 2 received 5 November 2025

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

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@wiltshire.gov.uk