

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08971
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	68 Queens Crescent, Chippenham, SN14 0NT
DEVELOPMENT DESCRIPTION:	Double storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey extension to be built on the rear elevation of the dwelling. Proposed materials are brown concrete roof tiles to match existing, over coursed stone walls, again to match existing. The windows will be white UPVC, as existing.

The alterations would remove the existing conservatory and replace it with an extension to the kitchen, whilst at first floor Bedroom 3 would be extended. The number of bedrooms is not proposed to be increased. With regard to fenestration, the floor plans show that the new first floor window on the rear elevation (serving the extended Bed 3) would be obscure glazed. At ground floor, a new door would access the garden from the kitchen extension.

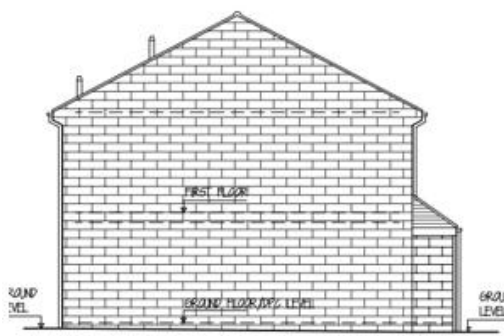
The existing and proposed elevations are as shown below:



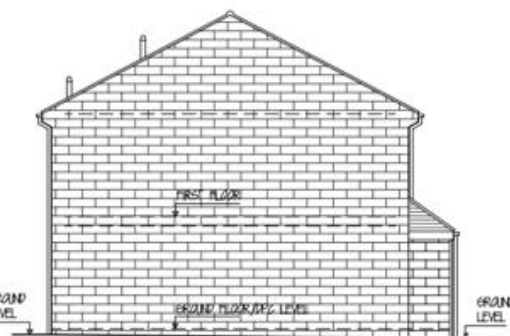
EXISTING NORTH EAST FRONT ELEVATION



PROPOSED NORTH EAST FRONT ELEVATION



EXISTING SOUTH EAST SIDE ELEVATION & SITE SECTION



PROPOSED SOUTH EAST SIDE ELEVATION & SITE SECTION



Proposed materials are brown concrete roof tiles to match existing, over coursed stone walls, again to match existing. The windows will be white UPVC, as existing.

SITE DESCRIPTION/CONTEXT

The application site is No.68 Queens Crescent, a detached two storey dwelling located on the southwest side of the highway in a residential area southwest of Chippenham town centre. The google street view image below shows the front elevation of the dwelling:



To the southeast is No.70 (on the left in the street view image above) whilst to the northwest is No.66 (on the right in the street view image above), which sits further forward and closer to the highway than the application site.

The application site, indicated with the red pin on the plan below, is not subject to any ecological, historical or landscape planning policy constraints, and there are no listed buildings in the vicinity. There are a number of trees covered by TPOs in Queens Crescent (indicated by hatched green circles on the plan below), although there is not one in the curtilage of No.68.

The site is in Flood Zone 1.



The pavement alongside Queens Crescent is marked as a public right of way (footpath CHIP34).

PLANNING HISTORY

Proposal / Summary
15/12804/FUL - Full planning permission Decision - Approve with Conditions Date: 23/2/2016 – Two Story Extension
15/07727/FUL - Full planning permission Decision - Withdrawn Date: 7/9/2015 – Two Storey Front Extension. Conversion of Existing Garage to Study/Family Room. Alterations to Drive.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan

- No policies of relevance.

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.

Council Rights of Way officer: No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments have 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 new development is of high design quality and responds appropriately to local context, character, and distinctiveness.

The dwelling includes an existing integral garage with a catslide roof and a dormer window, which is a characteristic feature of properties within this estate. From the front elevation, the only perceptible change would be a modest increase in the ridge height of the existing catslide

roof, from approximately 6.2 metres to around 7 metres. Notwithstanding this increase, the catslide roof would remain clearly subordinate to the main ridgeline of the dwelling.

Having regard to the above, the proposal is considered to respect the character and appearance of the host dwelling and the surrounding area and is therefore in accordance with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and 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 development does not have an unacceptable impact on the amenity of neighbouring properties. The National Planning Policy Framework (NPPF), in particular paragraph 135(f), also emphasises that planning decisions should ensure a high standard of amenity for existing and future occupants.

The proposed development has been assessed in respect of its potential impact on neighbouring residential amenity, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposal involves the removal of the existing conservatory and its replacement with a rear extension which effectively squares off the western corner of the dwelling, as illustrated by the submitted existing and proposed block plans:



Above: Existing Block Plan



Above: Proposed Block Plan

No.66 Queens Crescent sits significantly further forward within its plot than the application site, and the proposed extension would be largely screened from this neighbour by the existing dwelling.

The extension is located on the opposite side of the dwelling to No.70 Queens Crescent and would therefore not result in any amenity impacts to that property.

The rear gardens of Nos.14–18 Salisbury Close are positioned at right angles to the application site, with the proposed extension located adjacent to the eastern corner boundary of No.18 Salisbury Close. However, given the modest scale and infill nature of the extension, it is not considered that the proposal would result in an unacceptable increase in overbearing impacts when compared with the existing situation.

The proposed obscure glazing to the new first-floor window serving Bedroom 3 would ensure that actual or perceived overlooking towards properties in Salisbury Close would be appropriately mitigated. Bedroom 3 would continue to benefit from outlook via the existing dormer window.

It is noted that, while the floor plans indicate the new first-floor window serving Bedroom 3 would be obscure glazed, this is not clearly shown on the submitted elevations. To remove any ambiguity and ensure an appropriate level of privacy is maintained, it is recommended that a condition be attached requiring the window to be fitted with obscure glazing and retained as such.

Subject to this, the proposal is considered to accord with point vii of Core Policy 57 and the requirements of the NPPF in respect of safeguarding residential amenity.

Other

The pavement along Queens Crescent is identified on the Definitive Map as public footpath CHIP34. The Council's Rights of Way team were consulted on the application but have not provided any response. The proposed development is located to the rear of the dwelling and would not encroach onto the public footpath. While construction traffic would access the site via the existing driveway, this is considered to be a temporary and low-impact arrangement that would not obstruct or impede use of the footpath. Accordingly, the proposal is not considered to raise any issues in relation to public rights of way.

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 rear extension is modest in scale and design, with materials and detailing that match the existing dwelling. The development respects the character and appearance of the host property and the surrounding area, including the form of the existing catslide roof and dormer, and would remain subordinate to the main ridgeline.

The proposal would not result in any unacceptable loss of light, overbearing impact, or overlooking to neighbouring properties, with obscure glazing proposed to ensure privacy is safeguarded. No representations have been received, and the Town Council have raised no objections to the proposal.

The development would not affect the adjacent public footpath, and any temporary construction access via the existing driveway is considered acceptable.

Overall, the proposal is considered to accord with the design and amenity principles set out in Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, and is therefore acceptable in planning terms.

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 2660-01 P2 received 11 November 2025
Proposed Ground Floor Plan 2660-06 P2 received 11 November 2025
Proposed Block Plan/Roof Plan 2660-05 P2 received 11 November 2025
Proposed Elevations 2660-08 P2 received 11 November 2025
Proposed First Floor Plan 2660-07 P2 received 11 November 2025

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

3. The first-floor window on the rear elevation of Bedroom 3, as shown on the approved first floor plan, shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) prior to the first occupation of the extension and shall be permanently maintained as such thereafter.

REASON: To safeguard the privacy of neighbouring occupiers.