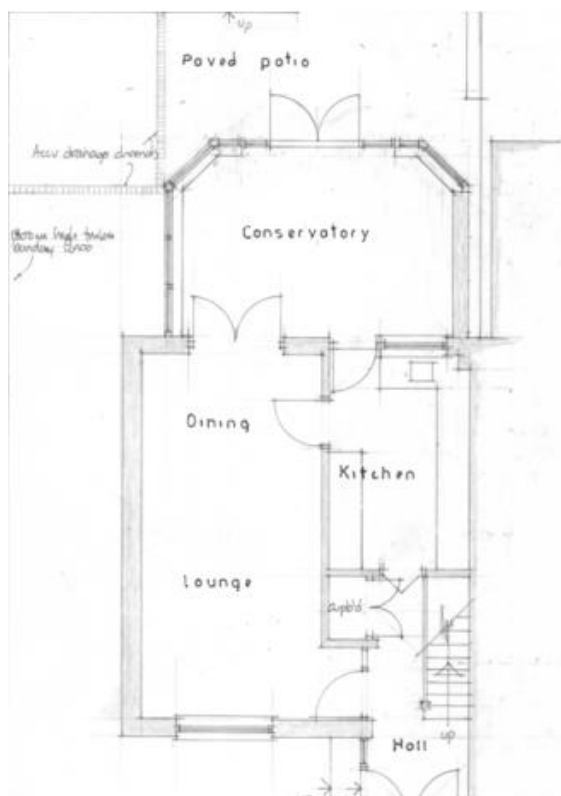


# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

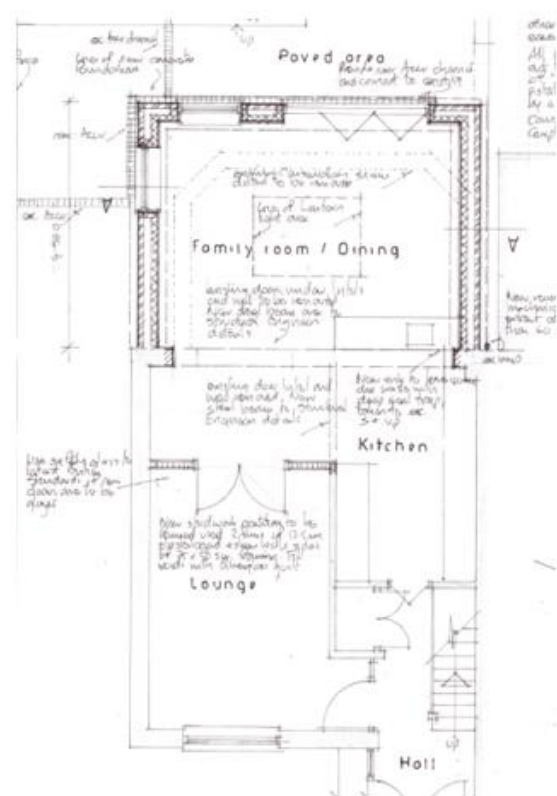
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|---------------------------------|------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/08959                                        |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                      |
| <b>SITE ADDRESS:</b>            | 34 Plantation Road, Chippenham, SN14 0EX             |
| <b>DEVELOPMENT DESCRIPTION:</b> | Single storey extension to rear of existing dwelling |
| <b>RECOMMENDATION:</b>          | That Planning Permission be GRANTED                  |

## PROPOSAL

The proposal seeks planning permission for a single storey extension on the rear elevation of a dwelling to replace an existing conservatory with a family/dining room. Existing and proposed floor plans are as follows:



**Above: Existing Ground Floor Plan**



**Above: Proposed Ground Floor Plan**

The existing conservatory measures about 5.65m across, projecting about 3.7m from the rear elevation of the dwelling. The proposed extension would be about 6.4m across (almost spanning the full width of the dwelling), projecting about 4.6m from the rear elevation.

Proposed materials are brick walls to match existing, under an EPDM flat roof, about 3m high. There would be a roof lantern, and bifold doors and a window on the rear elevation of the extension. A window is also proposed on the southwest (side) elevation.

## **SITE DESCRIPTION/CONTEXT**

This application relates to No. 34 Plantation Road, a two storey semi-detached dwelling located on the northwest side of the highway, in a predominantly residential area west of Chippenham town centre. The attached dwelling in the pair is No.32, to the northeast of the site. No.36 is to the southwest. To the rear of the site are the grounds of Redland Primary School. The site is marked in red on the aerial photograph below.



The application site is not subject to any ecological, historical or landscape planning policy constraints, and there are no listed buildings in the vicinity. The site is in Flood Zone 1 and not identified as being at particular risk of surface water flooding.

## **PLANNING HISTORY**

None

## **RELEVANT POLICIES AND GUIDANCE**

### Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

### 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.

## **REPRESENTATIONS**

The application was publicised by direct neighbour letter. No comments were received.

## **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 of the Wiltshire Core Strategy seeks to ensure that new development achieves a high standard of design and responds positively to the character and appearance of the area.

The proposed extension would be located on the rear elevation of the dwelling, replacing an existing conservatory of limited architectural merit. The extension would be constructed in matching brickwork, ensuring visual continuity with the existing dwelling. The use of a flat EPDM roof is considered acceptable in this instance, having regard to Appendix D of the Wiltshire Design Guide, which confirms that flat roofs may be appropriate where they relate to existing horizontal features on the building. In this case, the proposed roof form reflects the flat-roofed element on the front elevation associated with the converted garage.

The extension would remain clearly subordinate to the existing dwelling in terms of its single-storey form and siting to the rear. Due to its location, it would not be visible from the public highway and would therefore have no adverse impact on the character or appearance of the surrounding area.

Overall, the proposal represents a well-designed and proportionate addition to the dwelling and accords with Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in 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 result in an unacceptable impact on the amenity of existing occupants, with particular regard to issues such as loss of light, overshadowing, loss of privacy, and overbearing effects.

The National Planning Policy Framework (NPPF), including paragraph 135(f), similarly emphasises the importance of securing a high standard of amenity for existing and future users.

The proposed extension would replace an existing conservatory and, while it would project further from the rear elevation and increase in width, those increases are modest and the form of the extension would remain single storey with a flat roof of approximately 3m in height. The immediately adjoining neighbour (No. 32) also benefits from a similarly proportioned conservatory, which approximates the scale and form of both the existing conservatory and proposed replacement extension at No.34. In this context, there is not considered to be a meaningfully increased sense of enclosure or overbearing impact when compared to the existing situation. No windows are proposed in the elevation of the extension facing No.32. It is possible that there will be views into the new lantern window, it is not substantively different from a conservatory, but in any event any loss of privacy will be experienced by the applicant, not the neighbour.

A window is proposed on the south-west (side) elevation, facing the neighbouring dwelling (No.36). However, this elevation currently comprises a largely glazed conservatory, and the proposal would not introduce a materially greater level of overlooking than exists at present. Indeed, the neighbours dwelling is separated by a reasonable distance, with the plans confirming the presence of a 1.8m high close-boarded fence along the boundary, which would further limit any potential impact on privacy.

To the rear of the site lie the grounds of Redland Primary School, and as such the proposal would not give rise to any overlooking concerns in this direction.

Having regard to the above, it is considered that the proposed development would not result in an unacceptable impact on the residential amenity or living conditions of neighbouring occupiers and therefore accords with Core Policy 57 (vii) of the Wiltshire Core Strategy.

## 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 seeks planning permission for a modest single storey rear extension to replace an existing conservatory at No. 34 Plantation Road. The proposal has been assessed against the relevant policies of the Wiltshire Core Strategy, national guidance,

and the Wiltshire Design Guide, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

It is considered that the extension is appropriately sited, well-related to the host dwelling, and designed in a manner that reflects the character of the existing property. The use of matching materials and a flat roof is acceptable in this context, and the development would remain clearly subordinate to the main dwelling. Due to its rear-facing position, the proposal would not harm the character or appearance of the surrounding area, in accordance with Core Policy 57 and Appendix D of the Wiltshire Design Guide.

In terms of residential amenity, the proposal would not result in an unacceptable impact on neighbouring occupiers. The extension would not be significantly more overbearing than the existing conservatory, would not lead to undue loss of light or privacy, and would maintain acceptable relationships with adjacent properties, consistent with Core Policy 57 (vii) and the National Planning Policy Framework. It is noted that no representations have been received.

Having regard to all material considerations, it is concluded that the proposed development complies with the development plan and relevant national policy. Planning permission is therefore recommended to be granted.

**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 lan received 10<sup>th</sup> November 2025  
Proposed plans, section and elevations and proposed block plan received 10<sup>th</sup> November 2025

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