

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09159
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	34 Ridings Mead, Chippenham, SN15 1PQ
DEVELOPMENT DESCRIPTION:	Single Storey Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension. The application is submitted using Householder application forms.

The extension is proposed to be a flat roof structure, incorporating a raised roof lantern, whilst the purpose of the extension facilitates an enlarged kitchen and play-room area to the rear of the property. It is proposed to use matching materials to the existing dwelling – namely faced concrete tiles with white upvc windows and doors (reference to edpm on the application form thought to be a mistake). However, the proposed extension does incorporate an epdm rubber flat roof.



Existing Elevations



Proposed Elevations

Taking pace on a patio area, the proposed extension follows the existing built lines of the property, with its dimensions proposed to measure approx. 7.6m wide, 3.2m deep and 2.8m high, whilst the raised roof lantern will measure approx. 0.6m above the flat roof. In terms of fenestration, the rear extension includes a single window with adjacent sliding doors, whilst no further fenestration is proposed to the side elevations.

SITE DESCRIPTION/CONTEXT

The property known as 34 Ridings Mead is a detached chalet style bungalow dwellinghouse, situated within an established residential area within the principal settlement of Chippenham. The property is set back from the road with hardstanding to the front for off road parking.

The application property has a pitched roof to the front elevation with hipped roofs to the side and is constructed from faced concrete blocks with plain concrete roof tiles and white upvc windows and doors. The rear garden of the property also houses a separate detached garden building, although this is not shown on the submitted plans.

The surrounding area is characterised by a mixture of dwelling types, predominantly chalet bungalows of similar style and appearance but with other examples of two storey dwellings throughout, with a mixture of construction materials including concrete blocks, stone and render.



The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Historic Building Sites and Monument Records – Hardenhuish Park
- Risk of Flooding from Surface Water – Low
- Archaeology Monument Line and Polygons - Medieval/Post Medieval Settlement, Hardenhuish Park

PLANNING HISTORY

Proposal / Summary

N/08/02772/OUT - Outline Planning Decision - Approve with Conditions Date: 3/3/2009 – Detached Dwelling (Re-Submission of 08/01426/OUT)

N/08/01426/OUT - Outline Planning Decision - Refused Date: 4/8/2008 – Detached Dwelling

N/11/01653/REM - Reserved Matters Decision - Approve with Conditions Date: 4/7/2011 – Detached New Dwelling (Revision to Reserved Matters Consent 10/00905/REM)

N/10/00905/REM - Reserved Matters Decision - Approve with Conditions Date: 7/5/2010 – Reserved Matters - Single Dwelling and Associated Works

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):

- Section 12 -_Achieving well designed places

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection.

Council Archaeologist: No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been 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 - 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 Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

The proposed extension is of a reasonably substantial scale in comparison with the modest size of the existing property. Similarly, the extension introduces a flat roof format, which is at odds with the architectural design of the existing. However, it will be positioned to the rear and be of a height that will not exceed that of the eaves of the existing. It will also make use of matching materials for the walls and windows thereby assisting visual integration, despite the flat roof form.

Continuing to be reasonably subservient in scale, the proposed extension will not be overtly visible in the public realm and is considered to preserve the established character as a chalet bungalow in the street scene. For these reasons, the development is considered to be of an appropriate format and will not represent an overdevelopment of the site.

Therefore, the proposal is deemed to comply with WCS Core Policy 57, the Wiltshire Design Guides and Section 12 of 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. 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 neighbouring properties to the application dwelling are Nos. 32 and 36 Ridings Mead, located to the southeast and northwest respectively. No. 32 is also a chalet bungalow, positioned at a slightly lower land level than the host property. The two dwellings are partially separated by a dwarf wall, with a close-boarded fence extending along the rear section of the side boundary, providing a degree of screening to potential views of the proposed development. Furthermore, the host dwelling is set further back within its plot compared to No. 32, which helps to mitigate any unacceptable impact on residential amenity.

Number 36 comprises a larger, two-storey dwelling situated in close proximity to the shared boundary with the host property. The existing rear boundary is defined by a close-boarded fence and mature, overhanging landscaping, which collectively provide a degree of visual screening to the proposed development. Furthermore, the proposed extension does not incorporate any additional fenestration within the side elevation adjoining Number 36.

Therefore, considering the proposed mass and scale of the proposed extension, fenestration and distance of the host dwelling boundary to these properties, it is concluded that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overshadowing effects. It is also considered that the built form and positioning of the proposed extension will not result in overbearing effects. Accordingly, the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

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

It is considered that the proposed extension will not result in unacceptable harm towards visual amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a complimentary and sympathetic addition to the host dwelling that is proportionate to the size of the existing property and the plot. It is concluded that the distances to the boundaries of the neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects.

The proposal is therefore considered to comply with WCS Core Policy 57, The Wiltshire Design Guide and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

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:

2537-1 Existing and Proposed Floor Plans, Elevations and Roof Plan received 25.11.25

2537-2 Proposed Block Plan received 25.11.25

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