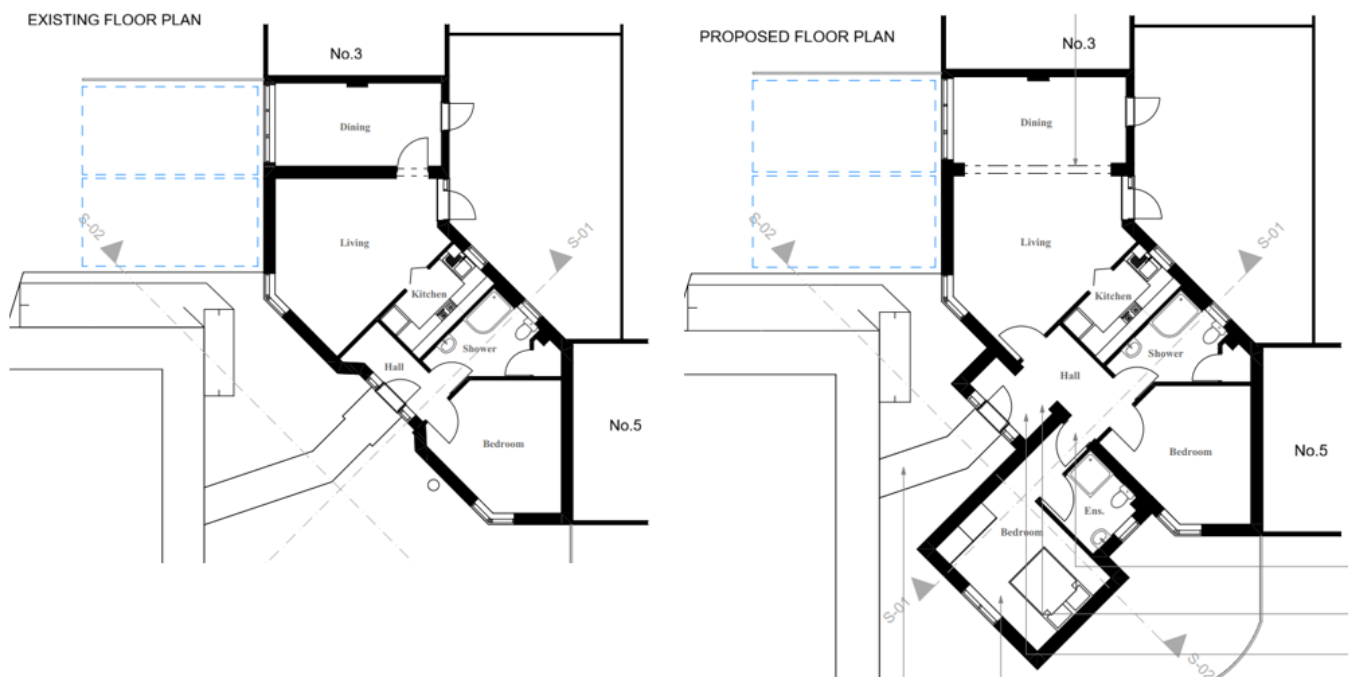


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09173
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 SWAYNE CLOSE, CHIPPENHAM, SN15 3GP
DEVELOPMENT DESCRIPTION:	Single storey extension to the front of the property with alterations to the front entrance with new porch. Internal alterations
RECOMMENDATION:	That Planning Permission be REFUSED

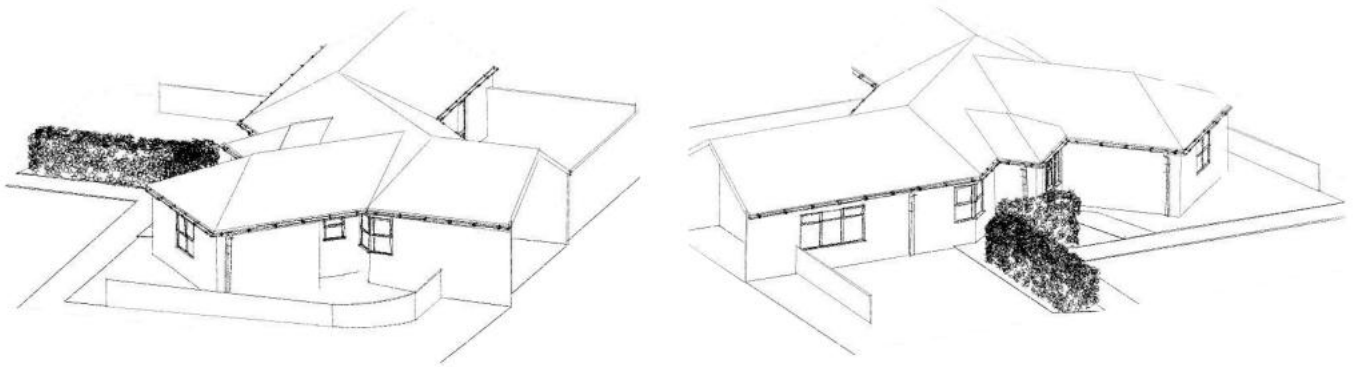
PROPOSAL

The proposal seeks planning permission for a single storey extension on the front elevation of the dwelling, to provide a bedroom with ensuite bathroom and a porch. Extracts of the submitted existing and proposed floor plans are provided below:



The extension would project about 5.2m from the existing front elevation of the dwelling, and would be about 4.7m at its widest point. The bathroom would be narrower (c.3.8m) to avoid blocking the existing bedroom window. The porch would have a footprint of approximately 1.3m x 2.5m. The porch and extension would have hipped roofs, with eaves height of about 2.4m – the same as the existing. The extension would have a maximum height of c4.1m whilst the porch would be lower at c3.5m

The application is accompanied by “3D modelling images”, reproduced below:



Proposed materials are brick walls under a tiled roof. Windows are indicated as being either upvc, timber or powder coated aluminium.

There are two existing car parking spaces which would be retained. The application form confirms that there would be no changes to the existing access or parking arrangements, and no trees or hedges would be removed.

SITE DESCRIPTION/CONTEXT

The site is No.4 Swayne Close, an unusually shaped mid-terrace bungalow located in the southeast corner of the Close, indicated on the plan and aerial photograph below. Originally built as a one bedroomed dwelling with integral garage, the garage was converted into a second bedroom following a planning application in 2015. This second bedroom is now used as a dining room, as indicated on the existing floor plan provided above. The dwelling is red brick below sill level and buff brick above. There is a grey brick banding detail running along the dwelling at sill level. There are red brick quoins to the door and windows.

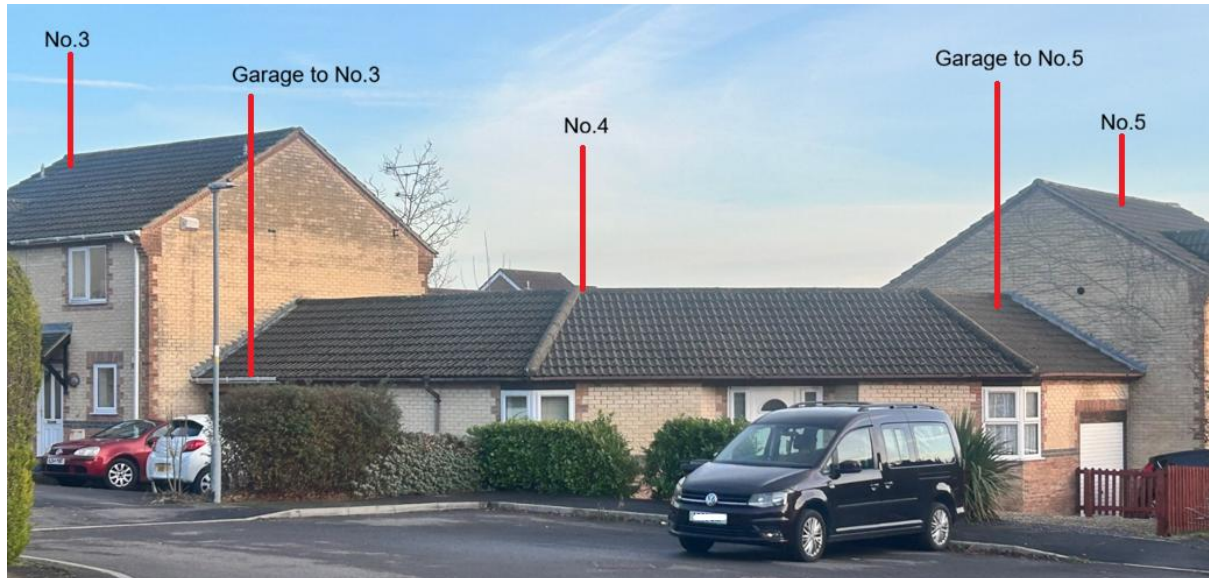


Above: Site indicated by red pin

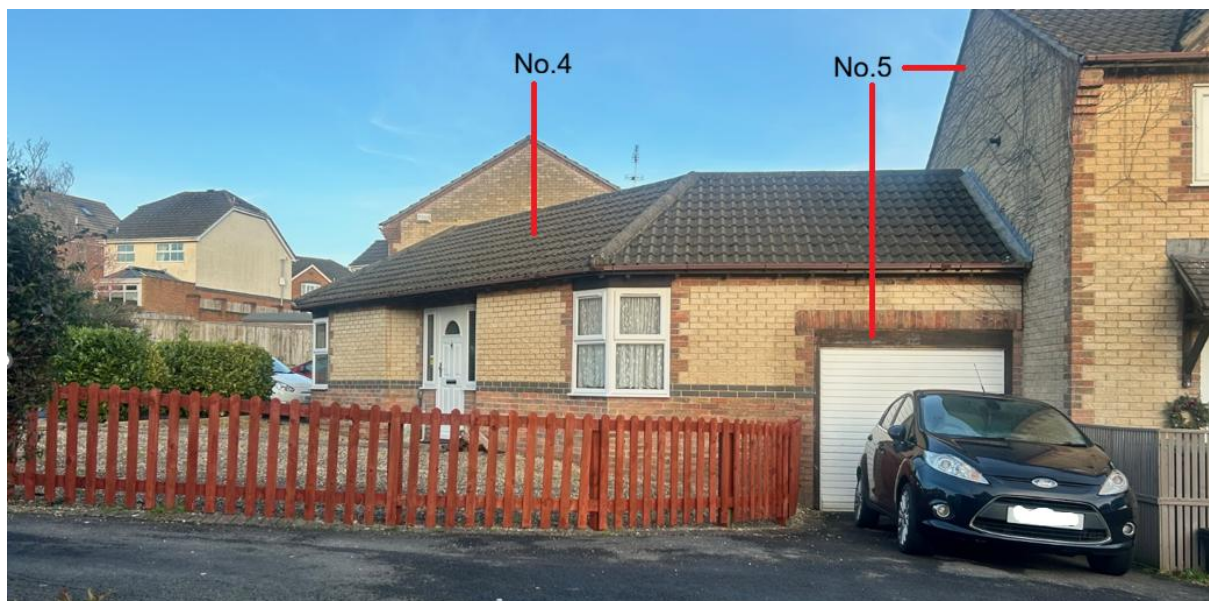


Above: Aerial photograph - site indicated by red pin

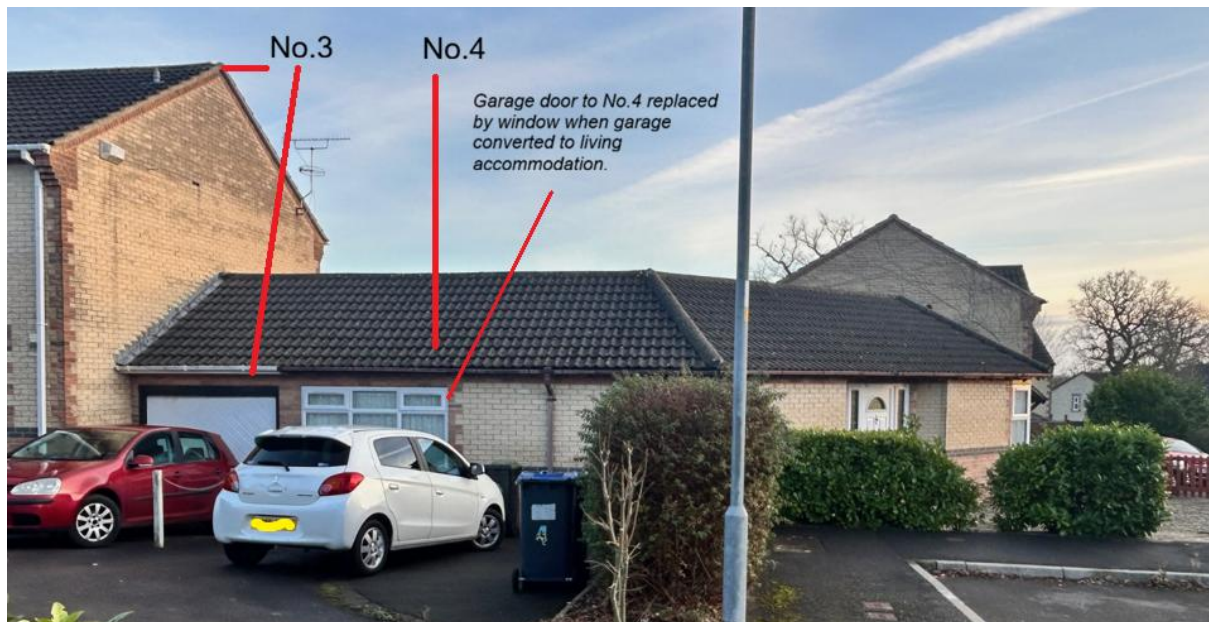
To the south of the site is the single storey garage serving No.5 Swayne Close. The eastern end of the site adjoins the single storey garage to No.3 Swayne Close. Both Nos.3 and 5 Swayne Close are two storey dwellings. See annotated photographs, below:



Below, the picket fence is understood to be the boundary of No.4 Swayne Close.



Below, the window shows where the garage of No.4 was, prior to being converted into living accommodation pursuant to application 15/01935/FUL:



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

PLANNING HISTORY

Proposal / Summary

15/01935/FUL - Full planning permission Decision - Approve with Conditions Date: 9/6/2015 – Conversion of Garage into Ground Floor Bedroom. Door and Window Alterations.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

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

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

Chippenham Neighbourhood Plan

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: Object

“Appendix D of the Wiltshire Design Guide states ‘Proposed extensions should be carefully considered to respect the original building and the neighbouring properties.’ It also states, ‘extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties’ and that they ‘should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.’ CP57 of the Wiltshire Core Strategy advises, at criterion iii, that proposals should respond ‘positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.’

Whilst there is no objection in principle to a front extension, the siting of the proposed extension far in front of the existing building line, and its shape, unbalancing what is currently a symmetrical composition, would unduly dominate the dwelling and appear anomalous in the streetscene. The north elevation of the proposed extension, facing on to the public realm, would be windowless. The south elevation of the proposed extension also facing on to the public realm would contain only a small ensuite window. The large expanses of brickwork on these elevations would not produce the active frontages required to face on to public realm. As such, the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the NPPF. A smaller, centrally located, symmetrically designed front extension could work here and may be supported.”

REPRESENTATIONS

The application was publicised by direct neighbour letter. At the time of writing no comments had 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).

Design and Impact upon the character and context of the area

Core Policy 57 "Ensuring High Quality and Place Shaping" of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local character, and distinctiveness. Appendix D to the Wiltshire Design Guide requires extensions to respect the original building and the neighbouring properties, ensuring they fit into the general street scene.

The application site comprises an unusually shaped bungalow with a distinctive plan form, characterised by a prominent central element addressing the street, with angled elements splaying back away from the principal elevation. This faceted arrangement forms a key part of the dwelling's appearance and its relationship with the surrounding streetscene. The proposed development would introduce a substantial single storey extension projecting about 5.2 metres forward from this central element, significantly altering the established proportions and form of the building.

By extending from the most visually prominent part of the dwelling and projecting well beyond the existing building line, the proposal would result in an unbalanced and visually dominant addition that would over-emphasise the central element of the façade. This would result in an awkward composition that fails to respect the design logic of the host dwelling.

It is acknowledged that the site has a relatively limited rear garden, which may constrain opportunities for extension to the rear. However, such constraints do not justify a form of development that results in harm to the character and appearance of the dwelling or the wider street scene. In this case, the design appears driven primarily by internal layout requirements rather than a considered response to the building's form or its public-facing elevations.

The contrived nature of the proposal is further evidenced by the irregular footprint of the extension, which has been narrowed in part to avoid blocking an existing window. As noted by Chippenham Town Council, this has resulted in elevations facing the public realm that are largely inactive, with extensive areas of blank brickwork and only limited fenestration, giving rise to a visually heavy and uninviting frontage.

The harm is compounded by the site's mid-terrace position, with the bungalow flanked by two-storey dwellings on either side. In this context, the forward projection and massing of the extension would appear particularly incongruous, accentuating the awkward relationship between the single storey dwelling and its taller neighbours rather than integrating it more successfully into the terrace.

Overall, the proposal represents an attempt to recover internal convenience through a prominent front-facing extension, resulting in a form of development that detracts from the quality of the public realm. The proposal would fail to respond positively to the character of the host dwelling or its setting, resulting in an obtrusive and poorly integrated form of development that detracts from the visual quality of the street. The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD, and the design principles set out in the National Planning Policy Framework.

Residential Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenity of neighbouring properties or future occupants. In addition, paragraph 135(f) of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users.

The proposed extension 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.

Due to the presence of single storey garages adjoining the application site, and the angled relationship between the dwellings within this group, the proposal would not result in an unacceptable impact on the amenity of Nos. 3 and 5 Swayne Close. Similarly, the separation distance and angled relationship to No. 11 Swayne Close would be sufficient to avoid unacceptable overlooking or loss of privacy, particularly as the relevant elevations face the public realm.

However, notwithstanding the acceptable relationship with neighbouring properties, the proposal raises concerns in respect of the living conditions of current and future occupants of the application dwelling itself. The existing bedroom window is located at the junction of two elevations, providing outlook and daylight from both the principal elevation and the splayed side wing. The proposed extension would be positioned approximately 1.7 metres from the front-facing portion of this window, significantly restricting outlook and resulting in a cramped relationship that would materially reduce the quality of light and outlook available to this habitable room.

This constrained relationship arises from the irregular and stepped form of the extension, which has been shaped to avoid complete obstruction of the window rather than as part of a considered design response. As a result, the proposal would fail to provide a high standard of amenity for future occupants of the dwelling, contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy and paragraph 135(f) of the National Planning Policy Framework.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development meets 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 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.

The Council's Highway Officers were not consulted on this application. However, the bungalow would become a two bed dwelling, requiring only one parking space in accordance with the minimum residential parking standards set out in the Wiltshire Local Transport Plan Parking Strategy. The plans indicate two parking spaces being retained on the site. Access to and from the highway will not be altered by the proposals. On this basis the proposed development would not result in any adverse impact on highway safety. Adequate parking 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 proposed single storey front extension would significantly alter the distinctive form of the existing bungalow, which is characterised by a prominent central element with angled side wings splaying back from the principal elevation. The extension would project well beyond the existing building line, resulting in an unbalanced and visually dominant addition with extensive areas of blank brickwork and limited fenestration. The proposal would appear particularly incongruous given the site's mid-terrace position between two-storey dwellings.

The proposal would not result in unacceptable impacts on the amenity of neighbouring properties. However, the extension would be positioned approximately 1.7 metres from the front-facing portion of an existing bedroom window, restricting outlook and materially reducing the quality of light and outlook for current and future occupants of the dwelling. This constrained relationship arises from the irregular footprint of the extension rather than as part of a considered design response.

The proposal would retain two off-street parking spaces and would not alter access arrangements; accordingly, no adverse highways impacts are anticipated, and the scheme complies with adopted parking standards.

Overall, the proposal represents a form of development that would detract from the character and appearance of the host dwelling and the streetscene, while failing to provide a high standard of amenity for the future occupants of the dwelling. For these reasons, the application is recommended for refusal for the reasons set out below.

RECOMMENDATION: That Planning Permission be REFUSED.

1) The proposed single storey front extension, would dominate the façade, disrupt the distinctive splayed form of the dwelling, and result in an unbalanced and awkward composition. The design has elevations with limited fenestration, extensive blank brickwork, and a form that fails to respond positively to the host dwelling or the street scene. The proposal would also accentuate the incongruous relationship of the single storey bungalow within a

terrace flanked by two-storey dwellings, appearing visually intrusive and poorly integrated. For these reasons, the proposal is contrary to Core Policy 57 (iii) of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD, and the National Planning Policy Framework.

2) While the extension would not result in unacceptable impacts on neighbouring properties, its relationship with the existing bedroom window, which sits at the junction of two elevations would significantly restrict outlook and daylight to this habitable room, resulting in a constrained relationship that materially reduces the quality of amenity for current and future occupants of the dwelling. As such, the proposal fails to provide a high standard of amenity for the host dwelling, contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy and paragraph 135(f) of the National Planning Policy Framework.

Informative:

For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

Location and site plan 2518.03.01 Rev A received 20 November 2025

Proposed 3D images 2518.03.09 received 20 November 2025

Proposed sections 2518.03.07 received 20 November 2025

Proposed Ground Floor Plan 2518.03.06 received 20 November 2025

Proposed Elevations 2518.03.08 received 20 November 2025

Existing Elevations 2518.03.04 received 20 November 2025

Existing Ground Floor Plan 2518.03.02 received 20 November 2025

Existing Sections 2518.03.03 received 20 November 2025