

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09149
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	28a Cheltenham Drive, Chippenham , SN14 0SE
DEVELOPMENT DESCRIPTION:	Single Storey Side & Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

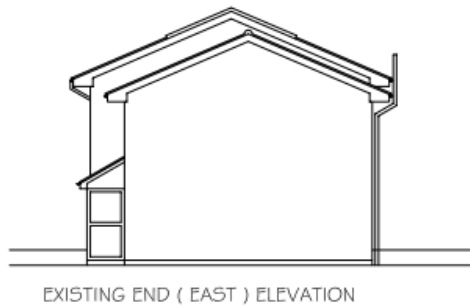
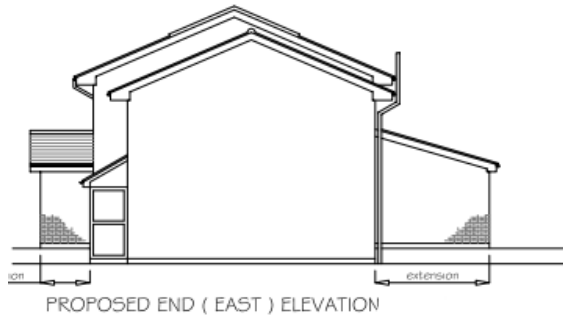
PROPOSAL

The proposal seeks planning permission for a single storey extension on the side (west) and rear (north) elevations of the dwelling to provide a garage and kitchen extension. A porch to the front door is also proposed.

The front elevation of the garage (side) extension would be set back from the front elevation of the house by about 4.8m. It would measure just over 3m wide by about 6.8m deep, projecting beyond the rear elevation by about 3.4m. The rear would be squared off by the kitchen extension (3.4m deep by 4.5m across, approximately). The extension would be about 150mm off each of the side boundaries. The gabled roof of the extension would have eaves and ridge heights of c2.3m and 3.5m respectively. The porch would be 2m x 1.55m and would have a gabled roof over.

Proposed materials are brick elevations under a concrete tiled roof, all to match existing. Submitted existing and proposed elevations are shown below:





SITE DESCRIPTION/CONTEXT

The application site is No.28a Cheltenham Drive, an end of terrace 2 storey dwelling located on the northern side of the highway. The attached dwelling is No.30, to the east. No.28 is to the west, approximately 4m from the boundary with No.28a. The google street view image below shows the relationship between the site and its neighbours:



The site is indicated with the red pin on the plan below.



The application site is not subject to any historical, landscape or ecology planning policy constraints and there are no listed buildings in the vicinity. The site is in Flood Zone 1.

PLANNING HISTORY

None relevant to this application.

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

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. Appendix D of the Wiltshire Design Guide states 'Proposed extensions should be carefully considered to respect the original building and the neighbouring properties....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.'

The proposal comprises a single storey side and rear extension, along with a small front porch. The rear extension is not visible from public vantage points and therefore would not have any impact on the streetscene or the character of the surrounding area.

The side (garage) extension is visible from the street; however, its design ensures that it integrates successfully with the host dwelling and wider context. In particular:

- The extension is set well back from the front elevation of the house, reducing its prominence.
- Being single storey, it respects the scale of the existing dwelling and neighbouring properties.
- Materials are proposed to match the existing brickwork and roof tiles, ensuring visual continuity.
- The submitted plans indicate that key features of the extension, such as the eaves and roof ridge, are aligned with existing architectural details on the house, creating a coherent and proportionate appearance.

Overall, the proposed extensions are of a scale, form, and design that would complement the host dwelling and not detract from the character of the area.

Having regard to the above, the proposal complies 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 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.

The proposed extensions have been assessed in relation to neighbouring properties. Regarding No. 28 (west), there is sufficient separation between the proposed development and No. 28 to ensure that there would be no unacceptable impact on light, outlook, or privacy. No. 30 to the east is the attached dwelling. The rear extension would be close to the boundary with No. 30; however, the development is single storey and projects only approximately 3.4m beyond the existing rear elevation, and as such would not have an overbearing impact.

While the north-facing orientation means that there may be some minor loss of evening sunlight, this would not result in an unacceptable impact on the amenity of the neighbouring occupiers.

No side windows are proposed, so there are no overlooking or privacy concerns for adjacent properties. Overall, the scheme is considered to maintain an acceptable level of residential amenity for neighbouring dwellings.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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.

Wiltshire Council Highways were not consulted on this application. However, it is noted that the garage exceeds the minimum dimensions required for a garage, and due to the set back of the dwelling from the highway there is space for two vehicles on the drive in front of the garage, which exceeds the minimum parking requirements set out in the Wiltshire Local

Transport Plan Parking Strategy. 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 side and rear extensions, together with the front porch, are considered to be of an appropriate scale, form, and design that integrates successfully with the host dwelling and the surrounding area. The extensions would not detract from the character or appearance of the streetscene and would maintain the amenity of neighbouring properties, with no unacceptable loss of light, outlook, or privacy.

Adequate parking provision is maintained, and the proposals would not result in any adverse impact on highway safety.

Chippenham Town Council has raised no objection, and no neighbour representations have been received.

Overall, the scheme is considered to comply with the design, amenity, and highways requirements of Core Policies 57, 61, and 64 of the Wiltshire Core Strategy, and the guidance in the Wiltshire Design Guide and Local Transport Plan Parking Strategy. Approval is therefore recommended, subject to the standard householder conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 19 November 2025

Proposed Site Plan 2534-1 received 25 November 2025

Existing and Proposed Elevations/Roof/Floor Plans 2534-1 received 19 November 2025

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